

December 18, 2015

Re: City of Vienna, WV
FY2016 EPA Brownfields Site-Specific Hazardous Cleanup Grant Application

Dear Mr. Stolle:

The City of Vienna is pleased to submit a grant application for a \$200,000 US EPA Brownfield Hazardous Substances Cleanup Grant for the 33 acre former Johns Manville site. This funding would provide momentum to the Spencer's Landing Riverfront Revitalization Initiative to remediate the abandoned, long time fiberglass and glass materials production site into a vibrant community asset. The site is a stone's throw from Vienna's downtown and adjacent to a longstanding neighborhood of former Johns Manville employee families. With successful clean-up, there will come great business and recreational opportunities on the underutilized section of Vienna's Riverfront.

The City has committed all of its available resources to the acquisition, control, and assessment of the former Johns Manville property and is excited to work with the US EPA to clean up and redevelop the property into the future Spencer's Landing. The remediation and redevelopment of this site will bring many benefits to the community, the most immediate of which is removing the existing danger that the site poses to residents of Vienna. The final end-use of this site will be the culmination of efforts by the City, its residents, and the many partners and stakeholders to remove a public hazard and realize the potential of this hidden asset to the citizens of Vienna.

The EPA grant funds will be used toward clean up at the 33 acre site, removing and isolating existing contaminants in preparation for redevelopment. We appreciate the chance to apply for this funding, and we look forward to the tremendous opportunity this will afford us for economic and community development in our city.

We thank you for your consideration of this proposal and ask that you approve and fully fund this request.

Sincerely,

Randall Rapp, Mayor
City of Vienna, WV

- a. Applicant Identification: City of Vienna
609 29th Street
Vienna, WV 26105
- b. Applicant DUNS number: 043184142
- c. Funding Requested:
 - i. Grant Type: Cleanup
 - ii. Federal Funds Requested: \$200,000; Cost Share: \$40,000 (No Waiver Requested)
 - iii. Contamination Type: Hazardous Substances
- d. Location:
City – Vienna
County – Wood
State – West Virginia
- e. Property Information:
Former Johns Manville Site
2905 2nd Avenue, Vienna, WV 26105
- f. Contacts:

Project Director: Paul Thornton	Chief Executive: Randall Rapp, Mayor
Phone number: 304-481-0772	Phone number: 304-295-6081
Fax number: 304-295-0737	Fax number: 304-295-4138
Email address: thorntpe@yahoo.com	Email: randy.rapp@vienna-wv.com
Mailing address: 609 29 th Street Vienna, WV 26105	Mailing address: 609 29 th Street Vienna, WV 26062
- g. Date Submitted: December 18, 2015
- h. Project Period: Three years (September 1, 2016 – September 1, 2019) estimate
- i. Population: 10,749 (2010 U.S. Census); the City of Vienna is a municipal form of Government.
- j. “Other Factors” Checklist:

Name of Applicant: City of Vienna, West Virginia

Please identify (with an x) which if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the evaluation process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States	
	Targeted brownfield sites are impacted by mine-scarred land.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	Page 11-12 & Attach 6
	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

1. Community Need

a. Targeted Community and Brownfields

Targeted Community

The City of Vienna, West Virginia is located in Wood County along the eastern bank of the Ohio River. Vienna remained mostly farms until the early 20th century. Development of the Ohio River Railroad (1884), the Interurban streetcar line (1902), and improved roads encouraged growth of both industry and population. When incorporated as a city in 1935, Vienna's population approached 1,500. By 1940, Vienna had five glass factories, a canning company, and a silk mill. Twenty-five years later, it had jumped to 9,300 due to growth following World War II. The City population peaked in the 1970's with almost 12,000 residents. The decline of manufacturing over the last 30 years has caused the City's population to decrease to 10,562, according to a 2014 US Census population estimate⁴.

The target community for this project is a low density residential area located between the Spencer's Landing project area and Grand Central Avenue. This area is largely rental (>50%) compared to the City's overall rental rate of 23.8%¹. Additionally, 21.2% of renters in the census block are age 65 or older² and that 16.41% of Wood County's population lives below the poverty threshold³. These demographics show that those living adjacent to the project site comprise a sensitive population of lower income, older renters reporting a higher minority concentration.

Vienna is home to Grand Central Mall, a regional mall which opened in 1972 and is the only enclosed mall within seventy miles. The mall, with its ninety tenants, is the primary hub of a large concentration of commercial, restaurant, and retail activity which makes Vienna a regional shopping destination in the Mid-Ohio Valley area of West Virginia and Ohio. The shift in the local economy means that former industrial sites have become more valuable when converted to retail and commercial property. For example, the Grand Central Mall was built on the former Stewart Airfield in 1972, and an area that includes a Sam's Club, Lowe's, banks and restaurants was the site of the National Bottle Manufacturing Company and then Diamond Bathurst Incorporated until 1986. However, as is the norm, gains in retail employment have only partially offset losses in industrial and manufacturing jobs, wages, benefits, and local taxes.

Demographic Information

West Virginia, with its rolling terrain and mountainous qualities, is challenged with a shortage of flat developable land. The Ohio River Valley, which includes Vienna, is much more densely populated than West Virginia on average and provides desirable flat terrain out of the floodplain. Geographical limitations have tended to constrict growth in much of West Virginia and put a premium on properties such as the Johns Manville brownfield site. For comparative purposes; population density of Vienna is 2836.1 persons per square mile, 237.4 persons per square mile for Wood County, 77.1 persons per square mile for West Virginia, and 87.4 persons per square mile for the United States as a whole based on data from 2010 U.S. Census data. This data supports the fact that the Johns Manville site is in a population density sufficient to economically support most redevelopment plans, and the property has a high need to be returned to productive use. This is substantiated by the high amount of interest from developers contacting the City of Vienna regarding the property, but who were also concerned by the site's reputation and perceived contamination.

¹ Data is from the 2010 US Census at <http://www.census.gov/>

² 2010 Census Summary File 1 available at <http://www.census.gov/>

³ American Community Survey at <http://www.census.gov/acs/www/>

⁴Data is from the 2014 Annual Estimates, US Census at <http://www.census.gov/>

DEMOGRAPHIC INFORMATION	Census Block 10704001-002	Vienna, WV	Wood County WV	West Virginia	National
Population:	1,806 ³	10,749 ¹	89,956 ¹	1,852,994 ¹	308,745,538 ¹
Unemployment:	11.8% ³	5.2% ³	8.8% ³	6.5% ²	5.9% ²
Poverty Rate:	10.1% ³	8.8% ³	16.0% ³	17.6% ³	14.9% ³
Percent Minority:	4.4% ³	5.1% ³	3.7% ³	6.8% ³	36.3% ¹
Median Household Income	\$51,042 ¹	\$45,719 ³	\$42,734 ³	\$40,400 ³	\$53,046 ³
¹ Data is from the 2010 U.S. Census data and is available at http://www.census.gov/ ² Data is from the Bureau of Labor Statistics and is available at www.bls.gov (Sept. 2014) ³ Data is from the American Community Survey is available at http://www.census.gov/acs/www/					

In reviewing demographic information for the census block and neighborhood most immediately adjacent to the brownfield site, Summary File 1 for the 2010 Census shows that the census block where the Johns Manville site is located is 25% minority population compared to 0-10% for the majority of Vienna and the surrounding census blocks. According to the 2010 U.S. Census, 95.9% of the Vienna population reports to be White Alone. The City and its partners in the project present no bias or discrimination in answering to needs and interests of the residents most affected by the clean-up of the Johns Manville site. Public meetings such as the one held by Vienna on December 3rd, 2015 are focused on reaching populations most affected by the project by hosting the event at the Senior Center which is down the street and within a short walk of the brownfield.

Brownfields

The former Johns Manville industrial site, located along 1st and 3rd Avenues and between 28th and 32nd Streets in Vienna, was once a source of local pride and a place of major industrial employment. The 33-acre site was used in the late 19th century to treat cut wood with a chromate copper arsenate (CCA) solution. Meyercord Carter Company opened its Vitrolite plant at the location near the Ohio River in 1908, with the Imperial Canning Company establishing an adjacent facility in 1912. Vitrolite is a trade name for structural pigmented glass, a popular building material for table tops, store fronts, and bathroom or kitchen walls during the first half of the 20th century. The Vitrolite plant, fully completed by 1914, was purchased by Libby-Owens-Ford in 1935 and ceased production of Vitrolite in 1950. Production shifted to fiberglass yarns and insulation and was most recently operated by the Johns Manville Corporation until approximately 2006. This final closure saw the end of the property's history as an industrial asset and matched the end faced by many major area employers in the production of glass, chemical, metals, fiberglass, and machine produced goods.

The site is unused, vacant and filled with refuse piles due to ongoing and previous demolition activities undertaken by site owners. Prior to the City gaining site control, asbestos roofing material was bulldozed aside in scrap piles with concrete and building refuse. Following positive tests for asbestos, the WV DEP determined that the piles must be asbestos abated in whole. The site contaminants of concern are heavy metals, specifically arsenic, and to a lesser extent PAHs including, benzo(a)anthracene and benzo(a)pyrene. The site is also known to contain lead in surface soils surrounding the former building foundations on the eastern portion of the site. An EPA National Priority List (NPL) Site EPA ID# WVD988798401, which is transitioning over to local oversight, exists near the brownfield, however the groundwater plume of tetrachloroethene (PCE) from Vienna PCE Site is located beneath the eastern, industrial, portion of the Johns Manville property. This has led to covenants and activity restrictions being recorded in the deed currently held by the City of Vienna, therefore, according to Triad's Phase 1 (August 2014), this is considered a "Controlled REC".

There are also significant perceived impacts from the Johns Manville site in addition to the real physical impacts described above. Recent years have seen much change at the site as demolition has

started and stalled. The proximity of the site to the target community adds to the frustration of the community and uncertainty in the future of the site as well as real health and human safety impacts. The current condition of the Johns Manville site acts as a visible reminder of lost employment in the community of Vienna, of the loss of a productive industrial site, and that the location is an eyesore that needs addressed environmentally and redeveloped. For those former employees who have failed to find equally beneficial employment since the plant closure, the sight of the demolished buildings, empty concrete, and twisted heaps of metal surely represent a legacy of failure and resentment.

One challenge Vienna faces with the Johns Manville site is the public perception of brownfields in general. With many affected citizens being older, they have memories of the Love Canal and other major environmental catastrophes. Recently the DuPont Washington Works site, also in Wood County West Virginia, has been the defendant in multiple suits in regards to C-8 a chemical used in its production that was identified in the local water sources. As a result the residents are understandably concerned with anything perceived to have a health hazard and react accordingly. During the July 24, 2014 Vienna City Council meeting, Kasey Brookover, a Vienna resident showed a positively changing perception of the project in her comment; “The city purchasing this property would be better because I feel like I can trust you as individuals to make the right decision for us and our community rather than someone else.” The feedback from the community has shown no public resistance to the redevelopment of the site as long as the cleanup is done correctly. Uncertainty about the extent of cleanup and public perception of related dangers comes from residents and former employees who have claims of reportedly toxic type materials being buried on the site or disposed of in the onsite landfill areas.

Cumulative Environmental Issues

The City of Vienna faces a variety of environmental and justice issues in addition to brownfield challenges. There are 70 RCRA-listed hazardous materials reporting sites, two air emissions (AFS listed) reporting sites, 36 water discharge (PCS/ICIS listed) reporting sites, two toxic release (TRI listed) sites, and one superfund property in the City. However, there has never been a brownfield assessment or cleanup grant, CARE grant, or environmental justice grant awarded to the City. Further, although a number of potential brownfield sites are known to exist in the City, there are no properties listed in the ACRES database. This all demonstrates a lack of historic state and federal information for the region and a clear need for assistance in our efforts to address environmental justice issues related to the former Johns Manville site.

Grand Central Avenue/ West Virginia Rt. 14, which runs the length of Vienna and adjacent to the brownfield site area, has one of the highest average non-interstate average daily traffic (ADT) counts in the State of West Virginia. The WV Department of Transportation 2010 study showed a 36,200 ADT count at the Vienna/Parkersburg boundary and a 21,400 ADT count for cars passing the Johns Manville site on Grand Central Avenue. This heavy traffic adds to cumulative environmental issues of both air and noise pollution faced by Vienna and the target community around the brownfield.

b.Impacts on Targeted Community

This project’s target community is comprised of elderly individuals, long-term renters, and families living at or below the poverty line. This is an at-risk community that has been disproportionately impacted by the former Johns Manville property because of their close proximity to the site. If the brownfield clean-up does not happen, there is likelihood that the sensitive population does not have the financial mobility to choose to relocate rather than face the negatives associated with a demolished, hazardous industrial brownfield in their immediate neighborhood which would likely continue to threaten the rate of home ownership in that neighborhood. Older populations and those living below the poverty line are more sensitive to environmental threats and health hazards.

The City of Vienna and target community are located central to a concentration of the Mid-Ohio Valley's once flourishing chemical industries and coal fired power plants. Because of this, the City faces a variety of impacts to its health and welfare. According to the EPA's Environmental Justice Viewer, the City's cancer risk is 30-60 per million compared to 25-35/million in nearby counties and only 16-25/million across most of the state. In addition, the City has an elevated respiratory risk of 1.34 compared to surrounding areas with risks of 0.5-1.0 or lower. The City also has an elevated neurological risk of 0.45-1.00 compared to a risk of <.05 in most of the state. Vienna has an infant mortality rate of 5-7 per 1,000 live births and a low infant birth weight of 55-75 per 1,000 live births. Cancer, respiratory, neurological, and infant mortality/LBW risks all disproportionately impact Vienna's at-risk populations and target community because of the proximity to the Johns Manville property and the environmental contaminants present on the site. Citing the Triad Phase 1 Environmental Site Assessment (August 2014, pES-1), site contaminants exceeding the residential de minimis include arsenic, polynuclear aromatic hydrocarbons (PAH) which are carcinogenic/mutagenic, and polychlorinated biphenyls oil (PCB) which is carcinogenic and a neurotoxin. Lead and asbestos are also known to be present but assumed to be confined to soil and paint and not airborne.

c. Financial Need

i. Economic Conditions

Vienna has seen a major decline in manufacturing firms and employment over the past 50 years, including the loss of Johns Manville itself. The following information from Workforce Investment Area 4, which includes Vienna, Wood County, and the surrounding region of West Virginia, indicates the unfortunate level of manufacturing sector job loss over more than a decade.

Year	Region 4 Firms	Wood County Firms	Region 4 Manufacturing Employment	Wood County Manufacturing Employment	Region 4 Wages	Wood County Wages
2014	144	68	6469	2974	399,844,933	202,733,177
2013	144	67	6624	3136	384,846,614	200,646,128
2012	147	69	6602	3193	391,848,954	203,273,677
2011	155	73	6625	3162	375,157,398	198,464,309
2010	154	73	6731	3244	376,150,420	197,912,372
2009	157	76	7097	3466	377,350,480	195,479,252
2008	157	75	8299	3644	451,707,014	210,170,433
2007	163	75	8832	3770	449,124,654	210,499,343
2006	162	74	9258	4056	455,238,784	225,786,460
2005	167	80	9514	4403	447,669,761	230,478,893
2004	171	80	9966	5016	484,079,612	272,455,236
2003	181	86	10356	5370	481,376,696	276,989,614
2002	181	84	11419	5696	507,734,834	290,434,729
2001	181	86	12514	6525	539,679,171	317,371,008
Total Loss 2001-2014	37	18	6045	3551	139,834,238	114,637,831

The city of Vienna is committed to this project and has spent \$900,000 on major site activities including due diligence, site purchase, site control, and site assessment. However, unless Vienna can borrow funds to complete clean up, they have a limited budget and reserves at their disposal at this time. The City is working with local and regional banks which have shown an interest in the project but are unable to assist until the project is further developed and the environmental concerns have been addressed.

This type of budgetary investment also stressed the political goodwill between Vienna government and citizens, when quick positive results are not clearly evident. The future of the project is dependent upon obtaining additional sources of funds. The City of Vienna has a small and aging population that is unable to fully fund the remaining steps to remediate and redevelop the former Johns Manville

property at this time. Timing is becoming an issue, as the longer the delay in site clean-up continues, the less willing investors are to put projects on hold before they move on to another site ready for construction. In the meantime, the opportunity for the site to contribute to the tax base and the industrial economy is languishing. The median age is 43.8 years and 19.6% of the population is over age 65. Many of those who retired from local industry upon closure live in the area but their children have moved away due to lack of opportunity. That exodus will continue if employment opportunities aren't increased. Average household size has decreased to 2.24 and 68.9% of households are 1 or 2 person households (Census.gov).

ii. Economic Effects of Brownfields

Brownfields are negatively impacting the community in many ways. The town suffers a reduced tax base through vacant, unused brownfields themselves, as well as their impact on neighborhood properties. The EPA estimates that brownfields reduce property values in surrounding residential neighborhoods by 2-3% and successfully cleaning up a brownfield site can increase overall property values in a one-mile radius by \$0.5 to \$1.5 million. Vienna's downtown suffers from a loss of business opportunities and job opportunities because of the nearby brownfield sites. The Johns Manville site negatively impacts existing business, limits growth potential and customer access, and limits interest in creating new business nearby. Vienna has potential for growth, however the city is somewhat landlocked by terrain and the fact that areas outside city limits must self-elect for annexation. Since purchasing the Johns Manville property, the City of Vienna has successfully annexed this brownfield into the city. Future operations will now contribute to the city budget through B&O taxes. This was also a protective measure to remove the property from the county, which has no zoning or controls over business siting. Public meetings have exposed the fact that an interested company had inquired about placing a sludge holding pond on the site prior to the City acting to purchase the property. This has indicated to citizens that Vienna has a higher purpose in mind of being a good steward of property, while seeing that the Johns Manville property is redeveloped to the greatest benefit of the Vienna residents.

As manufacturing declined in Wood County and the region, there was a dramatic loss of jobs, population, business opportunities, depressed property values, and loss of tax base leaving few resources to clean up brownfields. In Vienna, the closure of the Johns Manville plant, leaving a brownfield in its wake, had major negative economic impacts. Examples include: a significant decline in tax revenue; a damaged economy with reduced interest in redevelopment; and a number of abandoned and dilapidated buildings. The oil and gas industry's recent growth in the Ohio Valley makes industrial sites more in demand, and Vienna needs to ensure the industrial portion of the site is developed to the benefit of the city and region. The City plans to end the negative legacy of the Johns Manville property and create the foundation for a positive future on the site. The river front portion of the property has already undergone surface clean up and removal of brushy growth to reveal the potential and beauty of that acreage as Vienna collects ideas from its citizens on how to best utilize the site with community and recreational facilities. Positive public feedback so far reflects the need for more recreational space in Vienna as biking and walking trails are in demand as well as sports fields for Vienna Recreation's popular slate of youth sports. Facilities in the immediate project are would be more accessible to minority children based on demographics. These activities promote health for residents, but also lift the economy by bringing visitors from around the county and adjoining communities to Vienna, who may eat in local restaurants, shop, or stay overnight. A new Vienna Community Building could allow for much larger events than what the existing, overbooked, and undersized community center can accommodate. The overall attractiveness and livability of the city will increase when the property is cleaned, and redevelopment will only multiply that effect.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

The Johns Manville brownfield property is typically described as having upper (industrial) and lower (riverside) portions. These two sections are divided by 1st Avenue and the parallel rail line that bisects the property. The lower, *riverside* portion encompasses 15.5 acres along the eastern bank of the Ohio River. The site is primarily grass and asphalt covered and slopes toward the river. An oil well and associated aboveground storage tanks (AST), an antenna and an abandoned power-line tower are located on the property. A former closed water overflow system is located at the southeast corner of the site. An asphalt paved parking area is centrally located on the site with access from 1st Avenue. The area north of the parking lot has been reported to have historically been used to bury waste materials. The wooded area along the northernmost property boundary has historically been used to dump unused off-spec glass beads and miscellaneous debris. A surface water drainage ditch extends along the northernmost property boundary.

Topsoil, brush, and grasses cover most all of this lower portion of the property. The eastern *industrial* portion of the site is entirely covered in concrete and remnants of former manufacturing facility structures, which comprise the former glass fiber manufacturing facility consisting of several buildings totaling 359,000 square feet.

Assessment of the site includes multiple Phase 1 reports, as different owners performed due diligence, including the City of Vienna prior to purchase. Additional Phase 2 equivalent assessment and characterization has occurred of the site including a limited soil sample analysis Burgess and Niple in January 2008, a limited Asbestos and Lead Inspection Report prepared by Lepi Enterprises, Inc. dated October 2009, and in March 2014 a site characterization was completed on the Riverside Parcel under the West Virginia Voluntary Remediation Program.

The entire site is currently unused and sits vacant and partially dilapidated due to demolition activities undertaken by the City of Vienna, and previous owners prior to 2014. The site has been characterized and is known to contain an aboveground storage tank, methylene chloride, benzo(a)anthracene, benzo(a)pyrene, selenium, and arsenic in groundwater, plus arsenic in surface and subsurface soil. The site is also known to contain lead in surface soils surrounding the former building foundations on the eastern portion of the site.

The former Johns Manville site which has been purchased by the City of Vienna and is now known as “Spencer’s Landing” as a tribute to the Spencer family who were the original settlers of Vienna. The name evokes a sense of place along the banks of the Ohio River and a pride in the heritage of the community. While the Vienna corporate limits contain a large bustling shopping area, the smaller traditional business district in the heart of the residential community has not prospered nearly as much.

The proposed Spencer’s Landing project (on the former Johns Manville property) will feature several redevelopment uses identified as community needs and which will address concerns brought to the attention of the City by local residents. This plan aligns with the redevelopment vision created by community volunteers working with the City’s “Spencer’s Landing Redevelopment Committee” on reuse plans for the property. The City plans to develop Spencer’s Landing in a phased approach. The 19-acre industrial section will be redeveloped with the intent to maximize investments and job growth. The city currently sees high interest in investment in a multi-million dollar semi-industrial/research complex which might employ 60-80 people. The 15-acre riverfront section will be a second phase that will be reused as developed greenspace including recreation fields, a walking/running track, a community building, and river access through a river port building and

open-air deck. Finally, the 28th street extension will connect to the nearby Grand Central Avenue and focus on intentional pedestrian and traffic controls to alleviate residential congestion and help workers and residents travel to their destinations. All of these design plans factor in local market studies and community feedback focusing on the needs of local citizens as well as their concerns related to potential reuse options. For example, any industrial type development will include buffers such as dwarf trees, attractive brick privacy walls, a grassy parklike area between the wall and the street.

The cleanup and development of the Spencer's Landing project will provide a significant boost to the overall revitalization of the City of Vienna. This 33-acre site is in the heart of the city, sits adjacent to a residential area and the city's commercial downtown, as well as occupying prime riverfront real estate. The redevelopment includes several needed community amenities such as recreation fields, a running track, and river access. Also, the creation of additional commercial and retail space, the revitalization of the industrial property into a high-technology and high dollar business investment and attractive buffers around development and parking fits the City's market needs. The site is located nearby the Vienna Public Library and Vienna Senior Center and the redevelopment will include designed access to and from these locations.

This project is extremely important to our local area and has numerous features making it a high priority for redevelopment. The location, close to the downtown city center and existing commercial properties; presence of river frontage; an existing rail line; existing use as recreational land and connector access to local trail systems, along with a strong momentum to remediate an unsightly area in the community make this site ideal for redevelopment.

ii. Proposed Cleanup Plan

Based on the assessment activities conducted to date, an analysis of remediation alternatives was performed, with the results indicating a combination of capping the heavy metal-impacted soils and excavation of petroleum-impacted soils on the riverside (western) portion being the best option, based on cost and achievement of cleanup that coincides with redevelopment plans.

This method includes placement of a barrier on top of the heavy metal impacted soils, removal of an isolated area of petroleum impacted soils and confirmation of the remediation standards through completion of the WVDEP Voluntary Clean-up Program. The barrier would serve two purposes: Create a barrier between existing heavy metal impacted soils to stop any exposure to human health, and create a safe, useable recreational space for the public. The Riverside portion of the site is approximately 17.5 acres with approximately 3.5 acres covered by a former parking area. The parking area will continue to serve as a parking area for the new recreational area and serve as a cap/exposure barrier for those 3.5 acres. Approximately 8 acres of the Riverside portion will be redeveloped into recreational fields. These 8 acres (38,720 yd² area and 12,906 yd³ volume of soil) will be capped as described below. The remaining acreage 6.5 acres are non-impacted by the contaminants of concern or have existing barriers in place.

Capping of the exposed section of the Riverside portion of the Site with a geotextile layer and clean fill material will act as a barrier to restrict existing arsenic, lead, and contaminated soil from migrating upwards from the existing soil layer. The geotextile fabric should have an acceptable permittivity and be placed over the existing soil and covered with clean fill. The fill material shall be placed at a minimum of 12 inches and lightly compacted. The depth needs to be sufficient to allow for wear from recreational use of playing fields and activities commonly associated with recreational and park facilities. Once the fill is in place and the capping complete, restrictions on excavation will be placed and coordinated with the WVDEP to ensure that future human health is protected. Capping of the heavy metal impacted soils and addressing site contamination to turn the Riverside portion into a new public recreation facility is estimated to cost

\$244,269.20. This plan is consistent with the information submitted in the attached Analysis of Brownfields Cleanup Alternatives (ABCA).

b.Task Description and Budget Table

Task Description

The proposed cleanup plan for the site consists of five distinct tasks, as outlined below.

Task 1: Programmatic Oversight (\$20,000)

The project budget includes funding for the programmatic oversight of the grant. Already heavily invested in this revitalization project, we plan for more resources to go to clean-up of the site than soft costs. The funding for a project manager (\$20/hour plus 25% Benefits) for 20 hours per month for project oversight for the duration for the grant (36 months) will be cost shared by the City of Vienna at total cost of \$18,000 plus fringe (\$2000) for a total of (\$20,000 cost share). In 2014-15 Vienna has continued to invest administration time in the grant process by sending staff to EPA national and WV brownfield conferences to learn best practices and identify ways to leverage EPA resources.

Activities related to oversight of grant implementation being performed by the project manager also include:

- Coordinating the City's participation in the Voluntary Remediation Program;
- Facilitating the preparation of the RFP's, interviewing and hiring contractors, completing all necessary time sheets, tracking and confirming in-kind donations; and
- Leading project meetings to confirm proper execution of work; and

Task 2: Community Outreach and Engagement

The City of Vienna is working with a Spencer's Landing Redevelopment Project Committee which began meeting in June of 2014. The Spencer's Landing Redevelopment Project Committee is made up of City officials, County Representatives, the Mid-Ohio Valley Regional Council, local business owners and citizens which is composed of private citizens, adjacent and development professionals. This group will continue to meet prior to and after the clean-up award to creatively and consistently engage the community. The City will use staff time to maintain an active website and Facebook page with project updates. Community workshops will be held to obtain public input, provide project updates, and facilitate networking. Community input will be used to identify and further refine reuse plans. Informational materials and public documents will be made available through the City's website as well as hard copies available at City Hall. The budgeted for this task includes \$2,000 for information materials, printing, community meetings supplies, and \$1,000 for public notice costs in the newspaper and on other media totals \$3,000 which will be paid via cost share by the City. (\$3,000 Cost Share).

Task 3: Remediation Planning

This task includes labor to finalize a remedial action plan for approval by the WV Department of Environmental Protection (WVDEP). This task will be completed prior to initiation of cleanup activities, ensuring that cleanup activities meet appropriate cleanup goals for site reuse. The City will hire a qualified environmental consultant to complete and submit a formal site remediation, and associated documentation such as Health and Safety Plan and Quality Assurance Plan, for approval by the WVDEP. This task will be paid for by the City as cost share for a budgeted amount of \$15,000. (\$15,000 Cost Share)

Task 4: Site Cleanup

The City of Vienna will hire a qualified environmental contractor to complete the remediation activities at the site in accordance with the scope of work identified by the remedial action work plan.

This task includes labor, equipment and materials for the remediation of hazardous materials-impacted soils and the installation of the cap and associated engineering controls and institutional controls. The preferred method of clean-up is estimated to cost approximately \$244,000. The EPA grant funds budget includes \$200,000 with \$2,000 in grant specific cost share. The additional \$42,000 in anticipated clean-up costs is being pursued through multiple funding options at this time. (\$200,000 EPA/\$2,000 Cost Share)

Budget Table: Spencer's Landing Redevelopment Initiative Clean-up Grant

Budget Categories	Task 1 Programmatic Oversight	Task 2 Community Outreach & Engagement	Task 3 Remediation Planning	Task 4 Site Cleanup	Total
Personnel	\$18,000	-	-	-	\$18,000
Fringe	\$2,000	-	-	-	\$2,000
Construction	-	-	-	\$202,000	\$202,000
Supplies	-	\$2,000	-	-	\$2,000
Contractual	-	-	\$15,000	-	\$15,000
Other: Public Notices	-	\$1,000	-	-	\$1,000
Total Federal Funding	-	-	-	\$200,000	\$200,000
Cost Share	\$20,000	\$3,000	\$15,000	\$2,000	\$40,000
Total Budget	\$20,000	\$3,000	\$15,000	\$202,000	\$240,000

c. Ability to Leverage

Vienna has a multitude of community organizations and local foundations that have expressed interest and shown the capacity to assist financially and logistically in maximizing the impact of revitalizing Spencer's Landing. The City has already received approximately \$26,000 worth of services from the Mid-Ohio Valley Regional Council for labor related to cleanup planning activities as well as an additional \$5,000 in labor for streetscape and pedestrian/vehicle traffic route planning. The Vienna Public Library has committed the use of their facilities as needed for community meetings and other planning activities which they value at \$5,400 over the project's 3-year period. Further, the Northern WV Brownfields Assistance Center has committed staff support and expertise up to \$15,000 dollars. The WV Redevelopment Collaborative and BB&T have awarded the Spencer's Landing Redevelopment Initiative a \$2,500 grant and a team of redevelopment experts to help guide the City through the redevelopment process. The City of Vienna will pursue recreational development grants from organizations such as KABOOM, and the American Youth Soccer League (AYSL), and other sports related entities. The City will also pursue a partnership with the West Virginia Department of Natural Resources (WVDNR) and the Army Corps of Engineers to collaborate a public dock/riverfront area to be constructed once remediation is complete.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Project Progress

The City will hold quarterly community update meetings as part of the community outreach and engagement task. These quarterly meetings will provide a way for the City to involve the public in decision making throughout the planning and implementation of the grant project. Meetings will be used to provide project status updates as well as solicit comments, feedback, and concerns from stakeholders and the target community. The City will also use these meetings to seek out and address any health, safety, or community disruption concerns. These local, public meetings will be held at times that enable and encourage sensitive populations, nearby residents, and members of the target community to participate.

Vienna has and will continue to work with the West Virginia Redevelopment Collaborative (WVRC), a Claude W. Benedum Foundation funded program, to conduct the site re-use visioning process. WVRC has awarded a grant to Vienna and is currently focusing on team building, connectivity and transportation infrastructure issues related to the project and working to attract additional funding. A Visioning Meeting was held at the Vienna Community Building July 23, 2014. More than 65 people showed up to learn about efforts to redevelop the former manufacturing facility and share their vision for reuse of the site. Many residents shared their ideas; from a brewery, restaurants, local retail shops, small civic center to fishing, swimming and boat docks. Community members also were updated and provided feedback about the project during a December 3rd, 2015 Public Meeting. Attendance was over 30 people, plus the press. A news article and a citizen letter from that meeting are included with the records of community notification.

Previous and upcoming public notices of meetings are being published in the Parkersburg News and Sentinel which is the primary daily paper for Vienna, Parkersburg, and much of the local region. Flyers are also posted by the city at businesses and distributed to interested parties around Vienna. Community meetings will be held at various sites in addition to the City Building. There is ample space for public meetings at the senior center, local church buildings, the Mid-Ohio Valley Regional Council conference room, and private conference facilities could accommodate any county-wide input meetings we wish to hold. Community meetings will be held throughout the course of the project and input will be sought prior to critical junctures in the process of site clean-up, planning, and redevelopment. In addition to public meetings residents are always encouraged to email questions or comments to city staff or regional council staff, and that contact information is made available in public notices. The City of Vienna actively communicates with the citizens of Vienna through the City's website and on the City's Facebook page. While seeking public comment on the EPA Cleanup grant application for the Spencer's Landing Redevelopment Project, the City posted a request for comment on their Facebook page and received 205 comments in addition to 439 likes and 125 shares. This communication plan is appropriate and effective because of the small population of the community and high attendance at public meetings as well as high use of local media.

When specific environmental concerns are raised, we will address questions accurately by conferring with environmental professionals and using factual reporting to clarify the true nature of the threats and hazards possibly posed to the community. If clean-up activities or any mitigation activity will cause levels of dust, noise, or any other potentially harmful or damaging condition, the nearby residents and sensitive populations will be notified by the city. This will be done with door hangars and personal visits by a representative to ensure public awareness and provide a timeline for when the potential hazards might be greatest.

b. Partnerships with Government Agencies

The WV Department of Environmental Protection (WVDEP) is responsible for the oversight of the state's brownfields program. Their role in this project is through their Voluntary Remediation Program which works with property owners to create remedial action plans that will meet state and federal guidelines for cleanup standards and ongoing site control and maintenance of continuing obligations. The mayor has signed paperwork showing the site is now entered into the state Voluntary Remediation Program under the city's name. By providing technical expertise and guidance as well as required oversight through proper permitting processes, the actions of the City will be carefully considered and reviewed prior to any actual work taking place. This will guarantee oversight by WVDEP, who is also issuing the surface clean-up permit as soon as the city reaches agreement with a contractor. The DEP will also participate in community meetings and provide enhance community education on brownfield concerns and how they are being addressed. In addition, the Mid-Ohio Valley Regional Health Department will be a partner during the cleanup phase of the

project to ensure that the health and safety of any potentially impacted citizens is maintained throughout project activities. Other government agencies partnering in this project are the Mid-Ohio Valley Transit Authority, West Virginia Division of Natural Resources, Northern WV Brownfields Assistance Center, and the Mid-Ohio Valley Regional Council. These entities will provide expertise on each phase of the project as needed.

c. Partnerships with Community Organizations

The City of Vienna has reached out to community organizations and stakeholders in the redevelopment of the Spencer's Landing Initiative. The City has partnered with several of these organizations, listed below. The City will continue its efforts to reach out and work with all community organizations interested in this project. These efforts will be conducted through the City's community engagement plan which includes the creation and distribution of project update materials as well as regular community meetings. Current and future community organization partners will be involved during the planning and implementation of this project through meetings to solicit input and feedback on each stage of the project.

Organization	Description	Role	Commitment
Wood County Commission	County government	Supported annexation of property to Vienna	Political and project support
Mid-Ohio Valley Regional Council	Regional economic development council	Grant writing and coordination plus planning assistance for transportation	Grant-writing, public-meeting facilitation, resource coordination valued at \$26,000
Vienna Public Library	City library	Public/ work group meeting host and point of information	\$5,400 of in-kind reserved meeting space
Wood County Solid Waste Authority	County Solid Waste Authority	Project support and material donation	Labor at \$14,071.20 and \$8,680 in benches and trash containers
Camden Clark Health & Wellness Center	Public health program	Project support and input	possible future investment
Parkersburg Area Community Foundation	Public charitable foundation	Project support and input	Possible future investment in community assets
The Ross Foundation	Private local family foundation	Project support and input	Possible future investment in community assets
Mid-Ohio Valley Chamber of Commerce	Regional business network	Project support and input	Site marketing and strategic advice, volunteer time valued at \$1620
Vienna Parks and Recreation Board	Non-profit, volunteer agency	Project support and input	Coordination of youth sports and volunteers 20 members, 80 hours of volunteer time, \$108,240.
Mid-Ohio Valley Health Department	Regional public health agency	Project support and input, possible testing of health metrics	Participation in planning
Mid-Ohio Valley Transit Authority	Local transportation authority	Project support and input on bus routes	Establish or adjust bus routes to serve the site
The McDonough Foundation	501(c)(3) private foundation	Project support and input	possible committee participation
Vienna Senior Center	Elderly education & recreation	Project support and input	Possible committee participation
Greater Parkersburg Convention and Visitors Bureau	CVB - tourism	Project support and input	Marketing new recreation and tourism assets for the City of Vienna
Dan A. Marshall	Attorney	Professional legal services	5 hours per month at \$350 an hour (\$1750) pro bono services
Congressman David McKinley (WV)	Member, US House of Representatives	Project support and input	Advocate for funding and project support
Wood County Master Gardeners	Citizen gardening club/ State Extension Service	Landscaping and volunteer advice installation	High number of volunteer hours, 8 gardeners on multiple weekends

Tiano-Knopp Associates, Inc.	Local business	Grant writing and planning assistance	80 hours or \$1,804 in volunteer time
Wood County Alternative Transportation Council	County transportation authority	Grant funds will at times be channeled through this advisory board to address alternative transportation needs	Biking and walking trails at the new park site will be considered in the overall trail inventory for Wood County
West Virginia Development Office	WV lead development agency	Project support, business recruitment	possible source of interim financing, site promotion, and marketing
Ohio Valley University	Private college located in Vienna	Project support, training and development partner with potential tenants, input	Committee participation, possible investment in redevelopment

4. Project Benefits

a. Health and/or Welfare and Environment

i. Health and/or Welfare Benefits

The Johns Manville site is located in the heart of downtown Vienna, adjacent to a residential area, and along the City's riverfront. Successful cleanup and re-use of the site will address significant environmental health risks. Site contaminants pose a significant danger to the at-risk populations in the nearby residential areas, including children and families below the poverty line and elderly individuals. The cleanup of this site will help foster a health and wellness environment that the community currently lacks and greater access to recreational resources that could develop and engage all members of the community.

Sensitive and nearby populations will obtain increased protection from contaminants through the removal of on-site contaminants or environmental controls placed on the property, paving the way for new development and associated improvements in the community. Specifically, health benefits are extensive. A reduction in cancer deaths can be expected from chemical exposure to carcinogenic compounds like benzene, PCB's, and PAH's, which have been documented at the site. Elevated respiratory and neurological risks in the area, as well as negative impacts on newborns, will also be reduced in the City and the target community through the removal of contaminants on the property.

Social welfare benefits include a reduction in blight, an improvement in quality of life for adjacent residents, incentive for in-migration to the community, improved care of nearby properties, an improvement in the reputation and perception of the City of Vienna and Wood County and a tremendous boost in confidence for the community to overcome obstacles and come together to move forward. Additional social benefits will result from the reuse of the site as a recreational facility, promoting health and wellness in the county's children and families.

Health benefits include the elimination of local health threats from potential contacts or ingestion of on-site hazardous materials and drinking water protection.

ii. Environmental Benefits

Environmental benefits include outcomes the cleanup of 33 acres of land remediated through removal and stabilization of site contaminants and improved surface water, groundwater, and soil quality in and around the site. Specifically, restoring 15.5 acres of riverfront property from industrial into recreational use will improve the riverfront ecology and provide an outlet to enjoy and be exposed to the outdoors and not industrial pollutants. These benefits directly address the community's environmental concerns through the actual remediation of contaminated soil and engineering controls of groundwater on the site. In addition, public perception of the property will improve substantially due to the cleanup activities. Further, the community will become more educated on brownfield contamination and the risks related to it. This education will help improve the community's perception of other real and potential brownfield properties.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies or Other Tools

The City of Vienna is utilizing its local and regional partners to enact sustainable site planning activities and will rely on its comprehensive plan and local ordinances to encourage the implementation of sustainable redevelopment plans. The City will review, prioritize, and select sustainable best management policies such as energy efficient buildings and lighting, green remediation techniques, and green building practices such as LEED Building Standards. The City will enact these policies as supported by local citizens and found to be financially feasible.

For example, the City will encourage the development of the property's northern and southern boundaries to minimize traffic and sound as well as offer greenspace views to those area's residential neighbors. The City will also design traffic and pedestrian layouts on the southeastern property boundaries to help citizens easily navigate in and out of the commercial downtown. Finally, the City will incorporate sustainable riverfront development practices on the western edge of the property which faces the Ohio River such as sustainable water management and recreational riverfront access plans.

ii. Integrating Equitable Development or Livability Principles

The City's remedial action plan, which will be developed in partnership with the WV DEP, will include equitable development practices and livability principles to the largest extent possible, based on site contaminants, final reuse designs, community needs, and financial feasibility. Practices and principles already discussed for inclusion in final design plans include pedestrian walkability connections, low sound/noise designs, and greenspace visibility for adjacent residential areas. In addition, the City is considering building deconstruction rather than demolition and landfill, on-site storm water management, and LEED green building principles for any new structures. Finally, the City will work to intentionally design vehicle and pedestrian connections from any new residential developments to existing nearby community facilities such as the Vienna Library, Senior Citizen Center, and community building. Citizens are contributing to a priority list for the recreation area of the property, and neighborhood desires have led one likely developer to propose using brick privacy walls instead of chain link. Greenspace will be a buffer between new business and the street.

c. Economic and Community Benefits

i.) Economic or Other Benefits

The City anticipates long-term economic benefits from the redevelopment of the Johns Manville property into the new Spencer's Landing. The promise of increased economic activity and job growth associated with the Oil and Gas industry from regional Marcellus Shale growth puts pressure on the local communities, including Vienna, to meet the anticipated increase in needed housing, hotels, health and recreation, and retail facilities. The growth after the recent announcement of a multi-billion dollar ethane "cracker" plant is a positive force we will build toward long term prosperity. There are challenges in readying the workforce and handling the influx of shorter term construction related workers, however converting underutilized brownfield properties is an important strategy toward fostering potential development and growth.

One of the potential development plans include a health and medical facility and a riverside recreational complex and town commons area with public river access. The health and medical facility will include multi-million dollar vertical development, 35-50 jobs and increase surrounding property values. The community has expressed significant interest in a variety of retail developments including a local brewery, new restaurants, boutique stores, a civic center, outdoor/fishing supplies store, and swimming and boating docks. Development such as these, which have the backing and support of the local community, would be a sustainable economic improvement in Vienna and would provide new jobs, and expanded tax base, incentives for future development, attractions for local and regional tourists, and incentives for new residents to locate in Vienna. In addition, the reuse of the

former Johns Manville property includes economic benefits to the City such as the reuse of existing infrastructure (reduced economic waste), tax revenue, and increased business traffic to downtown properties including possible new retail and restaurant growth.

ii.) Job Creation Potential: Partnerships with Workforce Development Programs

The City of Vienna is dedicated to supporting the local economy and will make efforts to link members of the community to potential employment opportunities related to site cleanup and the contractors to be hired to conduct the cleanup. Ohio Valley University (OVU), located in Vienna, is likely a strong partner to a key business interest that could potentially occupy the Spencer's Landing industrial site in the future. Between the technology company pursuing location on the former brownfield and the partnering program at OVU, there is a potential for 70-80 permanent new jobs and an influx of students to a dynamic new program. While, there are no environmental job training programs in the immediate area, the City plans to reach out to local Community and Technical Colleges as potential partners in offering local environmental job training opportunities. The City will also partner with WorkforceWV to connect area employers with potential employees in the local area as well as any available workforce training opportunities related to the cleanup and redevelopment of the Spencer's Landing project. Local Colleges and Universities offer Solar Energy Technology and Energy Assessment Courses of Study. The City will reach out to the leaders of those programs for potential hires, and learning opportunities as the site plans are developed incorporating sustainability principles.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The City of Vienna, WV is a tax exempt municipal government. Elected officials include the Mayor, Recorder, and 5 Council positions. The city has a very good history in complying with all requirements on past federally and non-federally funded grants. Purchases are requested by the Department Head involved and the City of Vienna Purchasing Agent makes sure that all purchasing rules are adhered to. All invoices are reviewed by the Department Head in charge of the project and then submitted to the Mayor for additional review and approval. Invoices are then forwarded to the Finance Director who determines that all applicable procedures have been followed.

The City of Vienna will administer EPA funds through the Cities Finance Department. The Finance Department ensures compliance through monitoring of the sub-recipients. The City coordinates with the agencies to ensure that they perform in the time frame that is stated in their sub-recipient agreement and provides technical guidance as needed. The Finance Department works with the City's Community Development Department, Public Works Department, Police Department, Fire Department, and Parks & Recreation Department to address infrastructure, code enforcement, and public safety needs. The Finance Department meets regularly with these agencies for coordination among these agencies.

The Finance Department has a staff of three, Steve Black, Finance Director; Amy Roberts, Auditor; and Lisa Stephens, Accountant; with a combined 49 years of experience. City Finance Director Steve Black has been with the city for over 17 years, and prior to that he worked with governmental audits and other entities receiving Community Development Block Grants. Steve routinely handles the bid process and required legal ads and various other requirements of grant administration

Two monitoring methods are utilized by the City of Vienna. Method one involves monitoring projects directly administered by the City of Vienna. Method one involves monitoring projects directly administered by the City of Vienna. Monitoring in this category consists of evaluating the project goals, objectives and levels of accomplishments. Monitoring of the activities will further ensure a goal achievement and regulation compliance. Method two involves monitoring of other

agencies, organizations, and recipients of Federal funds through the City of Vienna. This monitoring method is utilized to ensure agency accountability, compliance, and consistency with project goals and accomplishments.

The Community Development Director and the Finance Director will conduct on-site monitoring of sub-recipient agencies periodically. As stated in each contract, payment is made by reimbursement only. Quarterly reports and an end-of-year performance report are also required for each project. Staff will also work with the sub-recipients on a regular basis as a resource for technical assistance planning, implementation, project evaluation, and capacity building.

City of Vienna staff handles incoming funds of over \$7.2 Million, (per 6/30/14 audited financials). The Fiscal Year 2015-2016 Budget reflects \$7.3 Million in revenues.

b. Audit Findings

The City of Vienna is audited annually by the WV State Auditor's Office. The City of Vienna audit for year ending June 30, 2014 was completed on February 11, 2015 with no adverse findings as issued by a report of the West Virginia State Auditor's office on March 12, 2015.

c. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments

The City of Vienna is a HUD Entitlement Community since 2007, and receives an annual allotment of Community Development Block Grant Funds. For the current grant period, the City received \$89,772 in federal funding from HUD. These funds are used to provide funding for sub-recipients and projects throughout Vienna. Project outputs are tracked by the number and variety of projects funded that meet the City's neighborhood development goals as well as project-specific qualitative results. The City's CDBG grant's success measures are the expenditure of all funding to sub-grantees and the successful implementation and reporting back to the City of the sub-grantees' proposed projects.

Funding Source	Fiscal Year	Amount	Funded Activities
COPS School Resource Officer	2014-16	\$125,000	Resource Officer for the middle school.
COPS Community Policing Officer	2014-16	\$25,000	To fund City police as part of an expansion of the Police Department
Justice Assistance Grant	2016	\$50,000	Narcotics Task Force
US Dept of Justice – Bulletproof Vest	2014	\$10,000	Bulletproof Vest for Police Officers
WV Governor's Highway Safety	2016	\$10,400	Overtime Traffic Enforcement Funding
WV Transportation Enhancement Grant	2016	\$100,000	Grand Central Sidewalk Improvements

2. Compliance with grant requirements

The City of Vienna has administered over 6 million dollars in funding from the grants. Projects are completed within the grant period timely, meeting all outcomes and objectives.

The City of Vienna was in full compliance with grant work plans, schedules, and terms and conditions. Sufficient progress on the grants was made. Grant dollars for the program have been fully expended and the grant has been closed out. Necessary tasks for the grant involved application coordination, work program coordination, acquisition of a cooperative agreement, preparation of an initial project, Quality Assurance Project Plan, submittal of annual QAPP updates, preparation and submittal of quarterly reports and financial reports, maintenance of the Cleanup and Redevelopment Exchange System (ACRES) data base and project close-out. All of these tasks were completed in a timely and acceptable manner.

THRESHOLD CRITERIA: Attachment A

1. Applicant Eligibility

a. Eligible Entity

The City of Vienna, West Virginia (hereafter, “the City”) is a General Purpose Unit of Local Government and meets eligibility requirements of the Small Business Liability Relief and Brownfields Revitalization Act, per 40 CFR Part 31.

b. Site Ownership

The City of Vienna possesses fee simple title to the 33-acre parcel formerly known as the Johns Manville site and what is referred to as the future Spencer’s Landing project (hereinafter referred to as the “Site”). The property was purchased by the City on September 19, 2014. The deed is recorded at the Wood County Courthouse in Parkersburg, West Virginia and can be provided upon request. The City will, at a minimum, remain the sole owner of the property until all of the cleanup work and other obligations funded by the grant have been completed and the grant is closed out.

2. Letter from the State or Tribal Environmental Authority

See attached Letter from the State Environmental Authority, the West Virginia Department of Environmental Protection dated November 2015.

3. Site Eligibility and Property Ownership Eligibility

Site Eligibility:

a. Basic Site Information

Site Name: Former Johns Manville Site (Spencer’s Landing)

Address: 2905 2nd Avenue, Vienna, WV 26105

Current Owner: City of Vienna

Site Acquisition: September 19, 2014

b. Status and History of Contamination at the Site

The Site is contaminated with hazardous substances. The 33-acre Site was formerly used to treat cut wood in the late 19th century. Meyercord Carter Company operated its Vitrolite plant from 1914 to 1950 to make structural pigmented glass. In 1950, production shifted to fiberglass yarns and insulation and was most recently operated by the Johns Manville Corporation until approximately 2006.

The industrial site currently sits as a vacant eyesore with an abandoned and partially demolished factory and office buildings, piles of twisted metal and refuse, and empty concrete slabs surrounded by rusted, chain link fence.

The primary environmental concerns are arsenic, PCB’s, and lead below the surface level and remaining asbestos in some structures. Contaminants and solid waste present on-site are the result of glass-making processes and manufacturing wastes.

c. Sites Ineligible for Funding

- i) The Johns Manville site is not listed or proposed for listing on the National Priorities List.
- ii) The Johns Manville site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- iii) The Johns Manville site is not subject to the jurisdiction, custody, or control of the United States government.

d. Sites Requiring a Property-Specific Determination

A site specific determination is not necessary for this site as it does not meet the special class category as described in the Cleanup Grant guidelines.

e. Environmental Assessment Required for Cleanup Proposals

A Phase II ESA equivalent, Limited Site Soils Assessment report, was completed for the entire Riverside and Industrial portions of the Site for the Johns Manville Company in January 2008 by Burgess & Niple of Littleton, CO. A Phase II Environmental Site Assessment (ESA) equivalent Site Characterization Report for the Riverside portion of the Johns Manville site was completed for the City of Vienna on March 19, 2014 by Matthew Wright and Heather Metz, Environmental Professionals, of TRIAD Engineering, Inc in Scott Depot, WV to summarize the investigations performed at the Site as per the requirements of the Voluntary Remediation and Redevelopment Act (VRRRA); West Virginia Code of State Regulations (CSR) Title 60, Series 3.

A Phase I Environmental Site Assessment of the former Johns Manville site was completed on behalf of the City of Vienna on August 27, 2014 by Matthew Wright and Heather Metz, Environmental Professionals, of TRIAD Engineering, Inc in Scott Depot, WV for the purpose of performing due diligence for the September 19, 2014 purchase of the property.

Property Ownership Eligibility:

f. CERCLA §107 Liability

The City is not potentially liable for contamination at the site under CERCLA §107 because the City meets the criteria of a Bona Fide Prospective Purchaser (BFPP). The City performed "All Appropriate Inquiry" before acquiring the property. The City also meets the no affiliation demonstration criteria, is complying with any existing or future land use and institutional controls, has followed the reasonable steps criteria, and is fully cooperating with EPA and all other appropriate regulatory agencies and providing assistance and access as requested. The City is committed to complying with information requests and administrative subpoenas and has provided, and will

continue to provide, legal required notices. As a BFPP, the City is an eligible property owner and meets BFPP requirements.

g. Enforcement Actions or Other Actions

The site is not listed or proposed for listing on the National Priorities List. The site is not currently subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to/entered into by parties under CERCLA. The site is not subject to the jurisdiction, custody, or control of the United States government. There are no on-going or anticipated enforcement actions from federal, state, or local authorities.

h. Information on Liability and Defenses/Protections

i) Information on the Property Acquisition

The site was purchased on September 19, 2014 by purchase from Structure Resources, Inc., which made the City the sole owner of the property. The City does not have any familial, contractual, corporate, or financial relationships with Structure Resources, Inc. or any previous property owners.

ii) Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the City acquired the property. The City did not cause or contribute to any release of hazardous substances at the site. The City has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances at the site.

iii) Pre-Purchase Inquiry

A Phase I Environmental Site Assessment in compliance with ASTM E1527-13 was completed for the City on August 27, 2014 by Matt Wright and Heather Metz, Environmental Professionals as defined in 40 CFR § 312.10, with TRIAD Engineering, Inc. The Phase I ESA was completed prior to the City taking property ownership on September 19, 2014.

iv) Post-Acquisition Uses

The City has been the only user of the site since the purchase of the property. The City has advanced on clean-up activities with city workers. This includes removal of a portion of the debris piles with coordination from WV DEP inspectors. Asbestos testing has occurred and required that some material remain undisturbed until the city has funds or a contractor for full proper remediation. The site is patrolled occasionally for security and to ensure fencing is intact. Other visits by the City have been just for site planning purposes.

v) Continuing Obligations

The City of Vienna will limit access to the Site via fencing prior to and during the remediation and currently is maintaining limited access and performing security checks. Further, the City of Vienna will follow all standards and regulations and coordinate with all appropriate environmental regulatory agencies to stop any continuing release, prevent any future release, and minimize and prevent exposure to previously released hazardous substances for both cleanup workers and adjacent residents during site cleanup. After the remediation is complete, any future use restrictions placed on the site through the Voluntary Remediation Program will be recorded as land use covenants for the City of Vienna to comply with along with any future owners of the property. The City of Vienna will comply with all land-use restrictions and institutional controls, assist and cooperate with those performing the cleanup, and provide access to the Site. The City of Vienna will also comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

i. **Property Ownership Eligibility -Petroleum Sites**

Site is not a petroleum site; disregard this section based on guidelines.

4. **Cleanup Authority and Oversight Structure**

- a. Upon the notification of the grant award, the City will enter into discussions with the WVDEP to determine a timeline to continue the Site in the West Virginia State Voluntary Remediation Program (VRP). The VRP risk analysis will guide cleanup goals and final planning. Upon completion of the VRP risk analysis and final planning, a scope of work for a remediation contractor will be developed with free technical assistance from the Northern West Virginia Brownfields Assistance Center at West Virginia University. The City will then employ a competitive procurement (Request for Proposals) process to retain a qualified cleanup contractor for the successful performance of this project. Paul Thornton, Vienna Community Development Director, will oversee all procurement and remediation activities conducted at the Site. As prescribed by the WVDEP's VRP, a Licensed Remediation Specialist will be contracted through a competitive procurement (RFP) process to oversee onsite remediation activities.
- b. Access to adjacent property is not expected to be needed to implement the proposed cleanup activities. However, if plans change and adjacent access is required, the adjacent property owners are willing partners in the project as evidenced by their participation on the Spencer's Landing Redevelopment Committee. All other potentially impacted property owners will be provided with project updates and invited to participate in the project planning process.

5. Statutory Cost Share (See also Section IV.I on leveraging)

i) The City is committed to providing the 20% cost share associated with the project when the Brownfields Cleanup Grant is awarded by the EPA. The City will satisfy the cost share through a combination of in-kind services (materials used during the outreach and reuse planning tasks) and cash toward contractual services for the cleanup and remediation of the site.

ii) No Hardship Waiver is being requested.

6. Community Notification

The community of Vienna received notification through a public notice placed in the Parkersburg News & Sentinel on November 18th and 25th and December 2nd, 2015. This notification stated that a copy of the draft proposal was located at the City of Vienna Municipal Building (609 29th Street, Vienna), Vienna Public Library (2300 1st Avenue, Vienna), and the Mid-Ohio Valley Regional Council (531 Market Street, Parkersburg). The notification read that public comments would be accepted through Paul Thornton, Project Contact with the City of Vienna and that the draft proposal would be discussed at a public meeting on December 3rd at 6:30pm at the Vienna Senior Center (706 29th Avenue, Vienna). See the attachments for a copy of the community notification ad, a summary of the public comments, the City of Vienna's response to the comments, and an agenda and meeting summary.

Attach to the proposal:

§ a copy of the draft ABCA;

§ a copy of the ad (or equivalent) that demonstrates notification to the public and solicitation for comments on the proposal(s);

§ the comments or a summary of the comments received;

§ your response to the public comments; and

§ meeting notes or summary from the public meeting(s).

If one or more of the above requested attachments are not submitted with the proposal, please explain **why** the requested attachment is not included.



west virginia department of environmental protection

Division of Land Restoration
601 57th Street SE
Charleston, WV 25304
Phone: 304-926-0455

Earl Ray Tomblin, Governor
Randy C. Huffman, Cabinet Secretary
dep.wv.gov

November 24, 2015

Mayor Randall Rapp
City of Vienna
609 29th Street
Vienna, WV 26105

Re: EPA Brownfields Site-Specific Hazardous Substances Cleanup Grant Application

Dear Mayor Rapp,

Thank you for your continued efforts to further enhance your local community and the state's environment and economy by applying for a United States Environmental Protection Agency Site-Specific Hazardous Substances Brownfields Cleanup Grant. The Johns Manville site is an ideal property for a Site-Specific Brownfields Cleanup Grant. This 33-acre property offers river and rail access, proximity to the downtown city center, and connector access to local trail systems. The recent announcement of an ethane cracker plant planned for Wood County only makes the site more desirable; remediating the property and preparing it for redevelopment will put the city at an advantage when construction of the plant, and subsequent demand for development, begins.

I applaud the City of Vienna's efforts to research, assess, and acquire the site with a very limited municipal budget. From conducting a Phase I Environmental Site Assessment in May 2014 to purchasing the site in September 2014, these significant financial contributions have demonstrated that the city is committed to the remediation and redevelopment of the Johns Manville site. Furthermore, city officials should be commended for the proactive community engagement activities initiated early in the project. Your partnership with the Northern West Virginia Brownfields Assistance Center and grant from the West Virginia Redevelopment Collaborate have allowed for public visioning meetings where residents can share ideas for community enhancement, and your public announcements have ensured that all residents have the opportunity to be heard.

Since the site entered the West Virginia Voluntary Remediation Program in 2011, extensive ongoing site characterization activities have nearly defined the contaminants of concern and prepared the site for remediation. I now look forward to seeing project activities continue under a Site-Specific Brownfields Cleanup Grant.

The West Virginia Department of Environmental Protection's Division of Land Restoration fully supports this project. We are committed to assisting you remediate and redevelop the Johns Manville property. Please contact me or my staff if we can be of service.

Sincerely,

Patricia A. Hickman
Director

Letters Obtained in 2016

City of Vienna Parks and Recreation
Mid-Ohio Valley Regional Council
U.S. Senator Joe Manchin III
U.S. Representative David B. McKinley, P.E.
Wood County Alternative Transportation Council
Tiano-Knopp Associates
Office of the County Commission of Wood County, West Virginia
Dan A. Marshall, Attorney at Law
Greater Parkersburg Area Convention and Visitors Bureau
Chamber of Commerce of the Mid-Ohio Valley
Wood County Solid Waste Authority
Vienna Public Library
Camden Clark Health & Wellness Center
Parkersburg Area Community Foundation
Vienna Recreation Board
Mid-Ohio Valley Valley Health Department
Mid-Ohio Valley Transit Authority
Bernard McDonough Foundation
The Vienna Senior Center
Ohio Valley University
State Farm Insurance
Resident Letters
The Ross Foundation
West Virginia Economic Development Authority



P.O. Box 247 • 531 Market Street • Parkersburg WV 26101
Phone: (304) 422-4993 • Fax: (304) 422-4998
www.movrc.org

November 16, 2015

Mayor Randy Rapp
City of Vienna
609 29th Street
Parkersburg WV 26105

Dear Mayor Rapp,

I appreciate the opportunity to document our support for the City of Vienna's FY2015 EPA Brownfield CleanUp Grant application for the former Johns Manville site. The city's plans to transform this dilapidated eyesore into a community showcase will be a stepping stone for further development. The site is well laid out to provide multiple opportunities for recreation and commercial activities.

We are proud to be able to be a partner with the City of Vienna in its grant application efforts. Our support to the City has included assistance with grant writing, public meetings and resource co-ordination. I have estimated the value of these services, predominately labor, already provided and to be provided in relation to the clean-up activities to be \$26,000.

I urge the EPA to strongly consider this application for funding. The City has previous experience with a former industrial site's transformation into a thriving retail complex that plays a vital role in the commerce for Wood County.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carol Jackson", is written over a faint, larger blue outline of the same signature.

Carol Jackson
Executive Director

December 7, 2015

Mr. Paul Thornton
Project Director - City of Vienna
609 29th Street, Vienna, WV 26105

Dear Mr. Thornton,

By way of introduction I am a lifelong resident (born here in 1950) of the City of Vienna. An engineer by education, I have provided environmental compliance services to my industrial employer for the past 25 years. That career has been primarily devoted to air compliance matters but has also including activities related to asbestos remediation, waste disposal, wastewater treatment, etc.

As a 'local', I have first-hand knowledge of the former industrial area that is the subject of this brownfields site-specific hazardous cleanup grant application. Having observed the former Johns-Manville (JM) property since its shuttering to manufacturing operations, as the property has slowly taken on the appearance of a typical abandoned factory, I was pleased when announcement was made that a developer had secured the property and plans were in the works to conduct demolition / remediation activities in advance of anticipated re-development.

Working in the environmental field, I followed the progress of activities with interest as structures slowly began to disappear, and debris areas were formed. A sense of closure to a former era and the beginning of new opportunity was just around the corner. Then demolition activities came to a halt. For whatever reasons, the private developer was appeared to be unwilling or unable to continue his plans for the site.

The City of Vienna sensed an opportunity and to their credit acted positively. Purchase and annexation allows control of the ultimate use of the area, a situation which would not be possible had the site remained outside Vienna's boundaries.

On the evening of December 3, 2015 I attended an open public meeting, held by City officials for the purpose of informing the citizens of the current progress and plans for continuing the site cleanup in preparation for the anticipated future development. Consulting and economic development resources were present to answer the residents' questions and concerns.

Some discussion occurred which relates to the remaining asbestos containing materials (ACM) present in both staged demolition debris and standing structures remaining to be demolished. This ACM appears to consist of transite panels (category II) and roofing materials (category I). I believe both of these materials would be properly characterized as non-friable. It appears that the public in general has a limited understanding of the significantly diminished hazard presented by these materials vs actual regulated asbestos-containing materials or RACM. Only when the ACM has the potential to be "crumbled, pulverized or reduced to powder by hand pressure" so as to release fibers (become friable) to the surrounding air, is there a hazard to the public.

The proper handling and disposal of these materials is fully discussed in the Environmental Protection Agencies' Guide to Normal Demolition Practices Under the Asbestos NESHAP which can be found in EPA's publication EPA-340/1-92-013. Any interested party can easily locate this document in pdf format for their review by searching the internet via any search engine.

The other major topic of discussion concerned prior onsite landfill and disposal practices at the former manufacturing site. Based on review of the investigation work performed and environmental oversight being provided by West Virginia Division of Environmental Protection (WVDEP) I believe a workable plan is in place which strikes the correct balance of funds expended vs remediation effect to appropriately contain any identified contaminants located on the "river side" of the site.

I would like to suggest that the abandoned high voltage electric transmission tower, located in a very prominent spot of the planned park portion (river side) of the site, be removed as early in the process as feasible, which might be accomplished by offering the steel value in exchange for all or part of a contractor's labor cost to remove.

In closing, I support the actions of the my hometown city officials to recover the former Johns-Manville industrial site and hope these efforts will be supported by an affirmative decision on Vienna's FY2016 EPA Brownfields Site-Specific Hazardous Cleanup Grant Application.

Regards,

A handwritten signature in blue ink, appearing to be "John D. ...", written over the printed name "Vienna, WV".

Vienna, WV

JOE MANCHIN III
WEST VIRGINIA

SUITE 306
HART BUILDING
WASHINGTON, DC 20510
(202) 224-3954

United States Senate

WASHINGTON, DC 20510-4804

ENERGY AND NATURAL
RESOURCES COMMITTEE
ARMED SERVICES COMMITTEE
COMMERCE, SCIENCE, AND
TRANSPORTATION COMMITTEE
VETERANS' AFFAIRS COMMITTEE

December 14, 2015

The Honorable Randall Rapp
Mayor
City of Vienna
609 29th Street
Vienna, West Virginia 26105-2466

Dear Mayor Rapp,

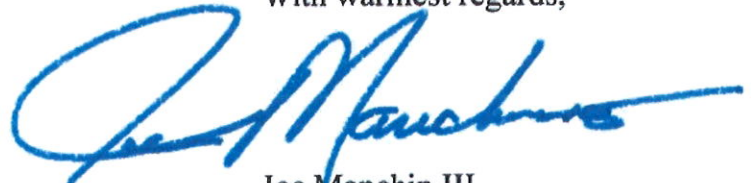
Thank you for contacting my office, to inform me that the City of Vienna is submitting an application to the U.S. Environmental Protection Agency under the Brownfields Site-Specific Hazardous Substances Cleanup Grant program. I appreciate your bringing this matter to my attention.

I am extremely hopeful that the City's application will be given a full and fair review. I understand that, if approved, funding provided by this program will be utilized to remediate the Johns Manville site, a unique 33 acre industrial property with river and rail access that has sat vacant for more than 26 years.

The City of Vienna's vision and efforts to acquire and redevelop this industrial site are to be commended. The recent announcement that a cracker ethane plant is to be sited in Wood County would make this property an attractive location for this project.

Again, thank you for alerting me about this matter. If I may be of further assistance, please do not hesitate to contact my office.

With warmest regards,



Joe Manchin III
United States Senator

JM/km

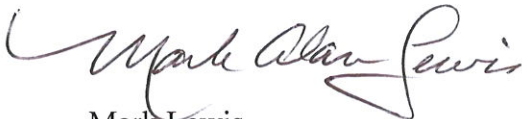
G R E A T E R
PARKERSBURG
Convention & Visitors Bureau

350 7th Street, Parkersburg, WV 26101
304.428.1130 • 800.752.4982
Fax: 304.428.8117
www.GreaterParkersburg.com

Mayor Randy Rapp:

I write this letter in support of the City of Vienna's efforts to obtain an EPA Clean-up Grant for the former site of the Johns Manville Operation in Vienna, WV. I believe that the 15 acres of this land that will be developed as a riverfront park will be a welcome addition to our tourism assets and will provide a great location for activities and events that will attract visitors to the area. As the primary destination marketing organization for our area, the Greater Parkersburg Convention & Visitors Bureau wishes to express its strong support for the City of Vienna in your efforts to clean up this site and to repurpose it for the betterment of the city and the surrounding area.

Sincerely,



Mark Lewis
President & CEO
Greater Parkersburg CVB



Mid-Ohio Valley Transit Authority
520 Juliana Street, Parkersburg, WV 26101
Telephone (304) 422-4100 Fax (304) 422-3200
E-mail - movta@easyriderbus.com

November 24, 2015

Mr. Randy Rapp, Mayor
City of Vienna
609 29th Street
Vienna, WV 26105

Dear Mayor Rapp:

As the General Manager of the Mid-Ohio Valley Transit Authority, I appreciate the opportunity to support the City of Vienna's EPA Brownfield Cleanup Grant Application for the Johns Manville site. The grant application will no doubt provide the tipping point for the Vienna community to redevelop this industrial site that has sat vacant for over 26 years.

This redevelopment will revitalize the site, add commerce and job opportunities for the entire Mid-Ohio Valley.

I applaud the City of Vienna's effort and the transit authority supports any awarding of an EPA Brownfield Clean-up Grant to the City of Vienna.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy P. Thomas", with a long, sweeping flourish extending to the right.

Timothy P. Thomas
General Manager

WOOD COUNTY
Solid Waste Authority

November 19, 2015

Mayor Randy Rapp

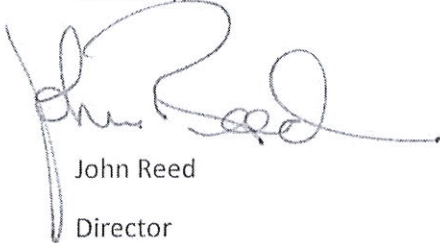
City of Vienna, WV

The Wood County Solid Waste Authority supports the City of Vienna in their efforts in obtaining an EPA Brownfield Cleanup Grant. This area has sat vacant for many years.

We are anxious to assist the City of Vienna in the redevelopment of this eyesore by turning the area into recreation opportunities for our youth and the creation of jobs with the new retail development to follow.

The Wood County Solid Waste Authority will pledge a partnership with the City and provide our assistance in the development of Spencer's Landing by providing labor and materials in the form of recycled benches and picnic tables at an estimated cost of \$8,680 over the 3 year period.

Sincerely,

A handwritten signature in black ink, appearing to read "John Reed", with a long horizontal flourish extending to the right.

John Reed

Director

November 30, 2015

The Honorable Randy Rapp
City of Vienna
609 29th Street
Vienna, WV 26105

RE: Spencer's Landing Project

Dear Mayor Rapp:

I am pleased, as a resident and business owner in the City of Vienna, to make available to the City up to five (5) hours of professional legal services per month at no cost to the City in furtherance of the Spencer's Landing Project. It is my understanding that initial emphasis will be placed upon obtaining funds for remediation of the Spencer's Landing site in order that it can be utilized for future benefit of the citizens of Vienna.

My standard hourly rate for such services is Three Hundred Fifty Dollars (\$350.00) for a total of One Thousand Seven Hundred Fifty Dollars (\$1,750.00) per month.

I look forward to working with you and the Vienna team to bring this project to fruition.

Very truly yours,



Dan A. Marshall

Wood County Alternative Transportation Council
c/o Angi Graham, Administrative Assistant
Wood County Commission
No. 1 Court Square, Suite 203
Parkersburg, WV 26101

November 25, 2015

Mayor Randy Rapp
City of Vienna
609 29th Street
Vienna, WV 26105

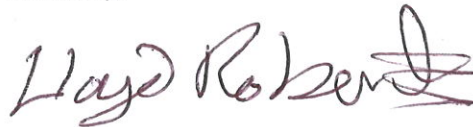
Dear Mayor Rapp:

The Wood County Alternative Transportation Council serves as an advisory board to the Wood County Commission to enhance walking, bicycling and water trails in Wood County, WV. We welcome the opportunity to support the City of Vienna's EPA Brownfields Cleanup Grant Application for the Johns Manville Site. The proposed Spencer's Landing conversion of a former industrial site into a mixed used community resource is greatly needed and in line with the goals, objectives, and priorities established by the Wood County Alternative Transportation Council.

Our interest and support is for the redevelopment of the "riverside" parcel into recreational use. The proposed walking trail will be a welcome connector to the established and planned trail system within Wood County. We maintain the trail inventory for the County and will include the newly created trail within our database. The other recreational opportunities planned for this site will be a welcome addition to the City and will be utilized by young and old alike.

We appreciate the City's efforts at eliminating this blighted site and converting it into community use.

Sincerely,

A handwritten signature in dark ink, reading "Lloyd Roberts". The signature is stylized with a large, looped "L" and a cursive "Roberts".

Lloyd Roberts
Chairman, WCATC

Office of the County Commission of Wood County, West Virginia

Commissioners
Stephen Gainer
David Blair Couch
Robert K. Tebay



No. 1 Court Square
Suite 203
Parkersburg, WV 26101
Phone 304-424-1984

November 20, 2015

Honorable Randall C. Rapp
City of Vienna
609 29th Street
Vienna, WV 26105

Dear Mayor Rapp,

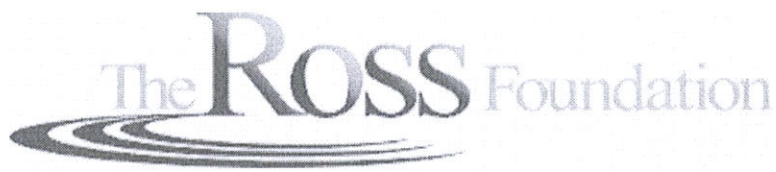
On behalf of the Wood County Master Gardener organization, we would like to offer our support for the reclamation project the City of Vienna is currently applying for funding to clean up the former Johns Manville property. Although we are unsure at this stage what level of involvement our group may have in the project, we will most certainly be available to provide guidance and advice as needed regarding any landscaping and planting that may be done on the property.

On a typical weekend project we usually have seven or eight Master Gardeners who each commit to around four hours each. I would anticipate that a project as large as yours would take multiple weekends and I am confident we could provide the hours you would need us.

Sincerely,

Marty Seuffer
Vice President, Wood County Master Gardeners

MS:ag



Dear Mr. Rapp,

I wanted to share with you our interest in supporting initiatives that help revitalize communities. As you know, The Ross Foundation, our family foundation, and The Blennerhassett, our historic hotel in Downtown Parkersburg, have played a role in revitalizing Parkersburg, West Virginia. Our intention is to invest in initiatives that will spur other efforts in improving the old portions of a city, like Downtown Parkersburg. We believe that if you invest in a key area within a community, then other investors will look into making investments in the community. We also believe that investing in these types of community development efforts can have a downstream effect in offering new opportunities to other sectors, like Arts, Housing, Education, etc.

The Blennerhassett

We invested in The Blennerhassett in 2001 with a goal in creating a central hub for activity in Downtown Parkersburg. We realized it would take time to improve the downtown. Therefore we focused on a key location into town, which happened to be the location of The Blennerhassett. We also wanted a place that gives people a reason to come downtown, which the hotel provided with rooms, banquet / event services and a high quality restaurant. We continued to evaluate if we were making a difference in the downtown over time. Today, we believe it has made a difference. It created a sense of community spirit for the downtown. We realize that we cannot be the only one investing in Downtown Parkersburg. The purpose of the hotel was to create a starting point, and hopefully encourage other investors and companies to follow. We have seen changes, but as in any revitalization efforts, it takes time.

The Ross Foundation

The Ross Foundation that my family established in 2006 expanded our focus in revitalizing Downtown Parkersburg through several programs that we've supported. Downtown PKB is our signature program that focuses on revitalizing Market Street, the Main Street initiative in town, and Point Park, the new waterfront area. We committed for five years to invest in staff and a high quality music series during the summer. We believe it has spearheaded a sense of enthusiasm and excitement in downtown. The initial focus was on entertainment, which has appeared to do well. The group is now focusing on business development along Market Street. We are also considering implementation of programs with Downtown PKB to attract small businesses, which will include low cost loan programs and coverage of losses over a defined period of time.

We understand the City of Vienna is looking into revitalizing the old John Mansfield property that will enhance the quality of Vienna, West Virginia. My family lives in Vienna. We've seen the transition from a manufacturing facility to what has become an eyesore to the community. We are eager to see the next phase that will take shape. As the plans progress, we will see if our foundation can support initiatives that will revitalize the old part of Vienna, just as in the case of Downtown Parkersburg.

I look forward to seeing what the City of Vienna will do in the future. If you have any questions, please do not hesitate to contact me via phone at 304-865-5372 or email at tres_ross@therossfoundation.org.

Sincerely,

Tres Ross

Owner, **The Blennerhassett**
Executive Director, **The Ross Foundation**



west virginia department of environmental protection

Division of Land Restoration
601 57th Street SE
Charleston, WV 25304
Phone: 304-926-0455

Earl Ray Tomblin, Governor
Randy C. Huffman, Cabinet Secretary
dep.wv.gov

November 24, 2015

Mayor Randall Rapp
City of Vienna
609 29th Street
Vienna, WV 26105

Re: EPA Brownfields Site-Specific Hazardous Substances Cleanup Grant Application

Dear Mayor Rapp,

Thank you for your continued efforts to further enhance your local community and the state's environment and economy by applying for a United States Environmental Protection Agency Site-Specific Hazardous Substances Brownfields Cleanup Grant. The Johns Manville site is an ideal property for a Site-Specific Brownfields Cleanup Grant. This 33-acre property offers river and rail access, proximity to the downtown city center, and connector access to local trail systems. The recent announcement of an ethane cracker plant planned for Wood County only makes the site more desirable; remediating the property and preparing it for redevelopment will put the city at an advantage when construction of the plant, and subsequent demand for development, begins.

I applaud the City of Vienna's efforts to research, assess, and acquire the site with a very limited municipal budget. From conducting a Phase I Environmental Site Assessment in May 2014 to purchasing the site in September 2014, these significant financial contributions have demonstrated that the city is committed to the remediation and redevelopment of the Johns Manville site. Furthermore, city officials should be commended for the proactive community engagement activities initiated early in the project. Your partnership with the Northern West Virginia Brownfields Assistance Center and grant from the West Virginia Redevelopment Collaborate have allowed for public visioning meetings where residents can share ideas for community enhancement, and your public announcements have ensured that all residents have the opportunity to be heard.

Since the site entered the West Virginia Voluntary Remediation Program in 2011, extensive ongoing site characterization activities have nearly defined the contaminants of concern and prepared the site for remediation. I now look forward to seeing project activities continue under a Site-Specific Brownfields Cleanup Grant.

The West Virginia Department of Environmental Protection's Division of Land Restoration fully supports this project. We are committed to assisting you remediate and redevelop the Johns Manville property. Please contact me or my staff if we can be of service.

Sincerely,

Patricia A. Hickman
Director

City of Vienna

Parks and Recreation

Norman Harris

Parks Director

Phone: 304-295-5070 Ext. 366

Fax: 304-295-1070

November 23, 2015

Mayor Randall Rapp
City of Vienna
609 29th St
Vienna, WV 26101

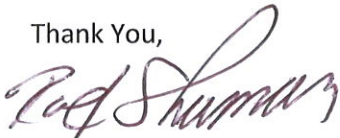
Dear Mayor Rapp,

On behalf of the Vienna Recreation Board, I am writing this letter to support the City of Vienna's proposal to obtain an EPA Brownfields Clean-up Grant.

The site has set vacant for over 26 years in the middle of Vienna. This area is unsightly and poses dangers to anyone that may enter the property. It has detracted from any growth in the area and would be most beneficial to our City to be cleaned up and returned to Commercial use. The 20 acres would add jobs and commerce to our City as well as additional walking and biking trails, and soccer fields for our youth.

I applaud the City's effort and again ask for your support in awarding an EPA Brownfields Clean-up Grant.

Thank You,



Rod Shuman



Parkersburg Area Community Foundation

December 11, 2015

Mayor Randall Rapp
City of Vienna
609 29th Street
Vienna, WV 26105

Dear Mayor Rapp:

As you know, the Parkersburg Area Community Foundation, Inc. is our region's major public charitable foundation. Founded in 1963, our Foundation works to improve the quality of life in our service region communities. I am writing, of behalf of PACF, Inc., to support the City of Vienna's proposal to obtain grant resources to aid in cleaning up and preparing the former Johns Manville site. Given that the City of Vienna is a key part of our service region, we urge the EPA to consider the City's request for funding.

The former Johns Manville facility has been vacant for nearly thirty years. It sits on prime property in Vienna. The dilapidated and hazardous conditions of the site and its close proximity to Neale School as well as to the access points to recreational use of the river must make it a high priority for clean-up. Many dangers --- public safety as well as environmental --- are presented for any persons entering the site. It is a clear and present hazard to the community's children who walk or ride their bikes past it and who could be tempted to trespass. The blighted condition of the site also causes it to detract from any growth that might occur in the area. It would be of great public benefit for this site to be fully cleaned up and returned to productive economic and social use. The acreage offers development potential for commerce, as well as public use for walking, biking, and recreational purposes.

I applaud your efforts and that of the City in working to rid the City of this public nuisance and gladly attest to our support for your grant request. I urge the EPA to consider awarding an EPA Brownfields Clean-Up Grant to address this safety and environmental hazard for Vienna, West Virginia.

Very truly yours,

Judy Sjostedt
Executive Director

Parkersburg Area Community Foundation, Inc. (PACF)

Regional Affiliates of PACF: Doddridge County Community Foundation * Jackson County Community Foundation
Little Kanawha Community Foundation * Mason County Community Foundation * Ritchie County Community Foundation
- Our Community's Foundation -

1620 Park Avenue, PO Box 1762, Parkersburg, WV 26102-1762
info@pacfwv.com * www.pacfwv.com * 304.428.4438 * fax 304.428.1200



December 9, 2015

Mayor Randall Rapp
City of Vienna
609 29th Street
Vienna, WV 26105

Dear Mayor Rapp:

I appreciate the opportunity to support the City of Vienna's FY2016 EPA Brownfields Cleanup Grant application for the Johns Manville site. The grant application will no doubt provide the tipping point for the Vienna Community to redevelop the former Johns Manville site, a site that has sat vacant, provided a significant eyesore, and detracted investment in the community for over 26 years.

I strongly urge the U.S. Environmental Protection Agency to fund this application as the final remediation step in cleaning up the 20 acre Johns Manville property. With developers already engaged and interested in the site, development is likely to occur as soon as the cleanup is finished.

Thank you,



Robert S. Boone
President

DAVID B. McKINLEY, P.E.
1ST DISTRICT, WEST VIRGINIA

412 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
TEL: (202) 225-4172
FAX: (202) 225-7564
www.mckinley.house.gov

CO-CHAIR,
CONGRESSIONAL ARTHRITIS CAUCUS

CO-CHAIR,
CONGRESSIONAL YOUTH CHALLENGE CAUCUS

CO-CHAIR,
HIGH PERFORMANCE BUILDINGS CAUCUS

CO-CHAIR
CONGRESSIONAL HEARING HEALTH CAUCUS

Congress of the United States House of Representatives

COMMITTEE ON
ENERGY AND COMMERCE

SUBCOMMITTEE ON
ENERGY AND POWER

SUBCOMMITTEE ON
ENVIRONMENT AND THE ECONOMY

SUBCOMMITTEE ON
OVERSIGHT AND INVESTIGATIONS
VICE CHAIR

December 3, 2015

Mayor Randall C. Rapp
City of Vienna
609 29th St.
Vienna, WV 26015

Dear Mayor Rapp,

I am writing in support of the **City of Vienna, WV FY 2016 EPA Brownfields Site-Specific Hazardous Cleanup Grant Application** that the City of Vienna has submitted. I believe that this project will have a significant impact on the ultimate revitalization of West Virginia's economy. As Congressman for West Virginia's First Congressional District, I offer my full support to this grant application.

The money awarded from the EPA Brownfields Cleanup Grant Program would provide critical funding that will enable the city to revive the former Johns Manville site, which is currently a major safety hazard to the community. For example, the locked gates do little from discouraging teens from climbing into the dangerous rubble. As Congressman of the First District of West Virginia, the safety of the constituents is of utmost importance.

Additionally, economic growth and potential industry for the City of Vienna and Wood County, WV is contingent on the remediated Johns Manville site.

Please accept this letter as evidence of my strong support for this grant application. Should you have any questions, then please feel free to contact my Field Representative Libby Reasbeck, at (304) 232-3801.

Sincerely,



Rep. David B. McKinley, P.E.
Member of Congress



December 3, 2015

Mayor Randy Rapp
City of Vienna
609 29th Street
Vienna, WV 26105

RE: EPA Cleanup Grant Application
City of Vienna

Honorable Mayor Rapp:

The West Virginia Economic Development Authority (WVEDA) fully supports the submission of an application to the United States Environmental Protection Agency for a brownfield cleanup grant for a site located in the City of Vienna, Wood County, West Virginia.

I have personally visited the site with City of Vienna staff, and I believe it would become a highly marketable site for a future industrial tenant. There is excellent infrastructure in place at the site to enhance its marketability after cleanup.

I would further recommend placing the site on the West Virginia Development Office's website for available sites in West Virginia upon successful remediation.

Sincerely,

A handwritten signature in cursive script that reads "David A. Warner".

David A. Warner
Executive Director



FOR LEARNING. FOR FAITH. FOR LIFE.

December 1, 2015

Mayor Randall Rapp
City of Vienna
609 29th Street
Vienna, WV 26105

Re: Johns Manville Site Clean-up

Dear Mayor Rapp:

On behalf of Ohio Valley University, we are pleased to support the City of Vienna's FY2015 EPA Brownfields Cleanup Grant application for the former Johns Manville site.

Vienna is a progressive and thriving community. We applaud your leadership and vision in seeking to redevelop this site, as it has become an eyesore to the local community. Such a project will no doubt increase surrounding property values and provide an attractive site for future business and/or industry.

Ohio Valley University is proud to call Vienna, West Virginia, home. We stand with business leaders and citizens in urging the U.S. Environmental Protection Agency to fund this grant application, enabling community improvement and final remediation of the 20-acre site.

Respectfully,

Dr. Harold Shank
President



1350 Market Street
Parkersburg, WV 26101

304/428-7760

304/485-2925 – fax

304/481-6409- cell

tianoknopp@suddenlink.net

Mayor Randall C. Rapp
City of Vienna
609 29th Street
Vienna, WV
26105

Dear Mayor Rapp:

I would like to send my support to the City of Vienna's FY 2016 EPA Brownfields Cleanup Grant Application for the Spencers Landing (John Manville) site. The success of this grant application will allow the City make major improvements to an area that has remained vacant, is an eyesore, and detracted investment in the Vienna community for numerous years.

It is my understanding that this project site has several potential developers who are interested in not only developing this site but will also be providing good paying jobs that will benefit not only the City of Vienna but the entire Mid-Ohio Valley area. Once this area is cleaned up development is likely to occur rather quickly. Therefore, I strongly encourage the US EPA to fund this application so the final necessary remediation for this site can occur.

Tiano-Knopp Associates, Inc. is in support of this grant application and supports the City's proposed application plan. As a Firm which specializes in preparing grant applications and grant oversight, we are committed to assisting the City of

Page Two

Vienna in this process of securing grant funds and making sure these funds are properly administered upon receipt of application approval. We are also willing to work with the City of Vienna to help secure other funding which may be necessary for the cleanup and redevelopment of this project site.

If you desire any additional information, please let me know.

Sincerely,

Toni Tiano

Toni Tiano
President

PUBLIC NOTICE
OF EPA BROWNFIELD GRANT APPLICATION
By the City of Vienna

The City of Vienna is announcing plans to submit a 2016 Brownfields Cleanup grant application to the Environmental Protection Agency (EPA) for cleanup of the former Johns Manville site, a 33-acre parcel of land located along 1st Avenue, between 28th Street and 32nd Street, in Vienna, WV. Brownfields are properties that may be abandoned, idle, and/or underutilized that are not being redeveloped due to the presence or potential presence of a hazardous substance.

This application will request EPA funds to assist with cleanup of known surface and sub-surface contamination at specified locations on the site. The EPA encourages public participation in this application process to ensure community awareness, and that community needs are being considered related to property redevelopment.

A public meeting will be held to foster community involvement, answer questions, and obtain comments on **Thursday, December 3rd, 2015 from 6:30-8:00 PM in the Senior Center at 706 29th Street in Vienna, WV.**

A draft version of the application with a draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review and comment starting Monday, November 23rd, 2015 at the following locations:

- City of Vienna, Municipal Building, 609 29th Street, Vienna
- Vienna Public Library, 2300 1st Avenue, Vienna
- Mid-Ohio Valley Regional Council, 531 Market Street, Parkersburg
- WV Brownfields Assistance Center website, www.wvbrownfields.org

Specific questions and/or comments can also be addressed through December 11th to:

City of Vienna EPA Brownfields Cleanup Grant Application
Paul Thornton, Project Director
City of Vienna, 609 29th Street, Vienna, WV 26105
Phone: 304-481-0772 or 304-295-5070 ext. 339
Email: thorntpe@yahoo.com

- 1 Bruce Rogers
- 2 Linda Rogers
- 3 Delores Cheney
- 4 Gretchen Richards, news + sentinel
- 5 JOHN R. KELLY 2802 BROOKVIEW ST DRAC
- 6 Lawrence Wilson 1312 10th ST Vienna
- 7 MATTHEW WRIGHT 105 B. ST. ST ALBANS, WV
- 8 BOB BENNETT 70 FALLING WATERS DR. VIENNA
- 9 DICK BENNETT 305 37TH ST. VIENNA
- 10 Tom Azzinger 1310 7th ST
- 11 Jan Weyhle 2807 ROSOMAR ROAD
- 12 MARY DAVIS 1 CAMPUS VIEW DRIVE, VIENNA
- 13 Cathy Smith 711- 41st Street, Vienna, WV 26105
- 14 Mary Leach 1306-32nd ST Vienna
- 15 Derek Springston NBAC, Morgantown, WV
- 16 JOHN PITNER 307-52nd ST VIENNA
- 17 R. Jack Ankrom 480.717.2310 jack.ankrom@gmail.com
- 18 Ronald Salter 5500 2nd Ave Vienna. 26105
- 19 Kathy Stoltz 25 Lynwood Vienna 26103
- 20 Toni Tiano 1350 Market St, PKs. -26101
- 21 Cynthia Busbick 1509-21st St Vienna WV 26105
- 22 Steve Stephens 202 39TH ST VIENNA, WV 26105
- 23 Jim Miracle 303 34th St Vienna WV 26105
- 24 Luke Peters MOURC 531 Market
- 25
- 26
- 27
- 28
- 29
- 30

The Parkersburg News and Sentinel

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FRIDAY, DEC. 11, 2015

Vienna to seek grant for cleanup

By JEFFREY SAULTON
jsaulton@newsandsentinel.com

VIENNA — The city of Vienna next week will submit an application for a \$200,000 grant from the U.S. Environmental Protection Agency's brownfield cleanup program to continue the transformation of the former Johns Manville site.

During Thursday's meeting of Vienna City Council, Paul Thornton, development director, said the application will be submit-

ted Dec. 18. Thornton said the part of the land where the plant was located may be developed into industrial use again.

"The 19-acre industrial portion may be redeveloped into an energy-focused light industrial and research complex," he said. "Thoughtful design practice will be used to buffer the complex from the residential neighborhood and riverfront while bringing jobs and prestige to the community."

At a public meeting on

the grant last week, it was announced the acreage have seen serious interest from a few sources.

Thornton said the greatest interest has been from a Colorado-based company. He said the facility would bring about 60 jobs to the area that will pay above minimum-wage.

Officials said the company has



Thornton



Rapp

expressed interest in purchasing the entire industrial side site to build a facility, which would include a 10- to 12-foot brick wall around the facility's exterior and a green space along the outside.

Thornton said the EPA's evaluation and decisions on awards will be made sometime in the early spring.

"We have request-

ed \$200,000 for the project," he said. "They will award the grants sometime in the spring, they have not given us a specific date for the announcement."

Thornton said the grant will allow the city to turn the site into Spencer's Landing, part of which will be a recreational site and another will be a retail area.

"This property will be redeveloped in a phased approach with community-identified needs which will address concerns brought to

the attention of the city by residents," he said.

Thornton said the remaining 15 acres will be redeveloped into several needed community uses. He said those may include recreation fields, a running or walking track, open air facilities and even limited river access. Thornton said there an extension of 28th Street to the Rive Road will allow access into the area.

■ SEE VIENNA, PAGE 9A

W.Va., Frontier settle dispute



**ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES
FORMER JOHNS MANVILLE SITE – RIVERSIDE AREA
(AKA SPENCER’S LANDING)**

**2905 2ND AVENUE
VIENNA, WOOD COUNTY, WEST VIRGINIA**

Prepared For:

**CITY OF VIENNA
WEST VIRGINIA**

Prepared By:

Northern West Virginia Brownfields Assistance Center

Updated by Mid-Ohio Valley Regional Council

December 2015

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FIGURE

Figure 1 – Site Layout

**ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES
FORMER JOHNS MANVILLE SITE – RIVERSIDE AREA
(AKA SPENCER’S LANDING)**

I. Introduction & Background

a. Site Location and Description

The following Analysis of Brownfields Cleanup Alternatives (ABCA) for the future Spencer’s Landing development and the former John’s Manville site (herein referred to as “the Site”) is located at 2905 2nd Avenue in Vienna, Wood County, West Virginia. The location of the Site is depicted on the attached **Figure 1, Site Location Map** on the *Parkersburg, W.Va.* USGS 7.5-minute topographic quadrangle map.

The Site encompasses two areas; an approximately 17.5-acre group of six tax parcels known as the western portion, or Riverside area, and an approximately 15.5-acre group of 26 parcels known as the eastern portion, or Industrial area.

b. Previous Site Uses & Remediation

Historically, the property has been associated with production of glass products. The Industrial portion of the Site was historically used as a manufacturing facility located on the eastern. In 1908, the Meyercord-Carter Co. began production of “vitrolite” glass at the manufacturing facility. It became a Johns Manville plant in 1952. Johns Manville primarily used the facility to manufacture fiberglass building insulation.

The Riverside portion of the Site was used to bury glass production wastes in a company landfill in the field north of the parking area. The solid waste contained in the landfill is still present and no remediation has been conducted. Oil production and storage operations were conducted on the Riverside area and is evident by an oil well and associated above-ground storage tank (AST). The Riverside portion was also previously used for electricity transmission. An antenna and abandoned power-line transmission tower are located on the property.

c. Site Assessment Findings

Assessment of the Site includes multiple Phase I ESAs related to multiple property owners performing their due diligence as the City of Vienna did prior to purchasing the Site. The most recent Phase I ESA, which included both the Riverside and Industrial portions of the Site, was completed on August 27th, 2014 by TRIAD Engineering, Inc.

The Site was also assessed through Phase II equivalents and site characterization reports including a limited soil sample analysis Burgess and Niple in January 2008, a limited Asbestos and Lead Inspection Report prepared by Lepi Enterprises, Inc. dated October 2009, and a Site Characterization Report completed in March 2014 by TRIAD Engineering, Inc and focused on the Riverside portion of the site, was

completed under the West Virginia Department of Environmental Protection's (WVDEP) Voluntary Remediation Program.

The entire site is currently unused and sits vacant and partially dilapidated due to demolition activities undertaken by previous site owners. Site assessment and characterization report results found that the Site is known to contain multiple contaminants mostly resulting from the manufacturing of glass and glass bi-products and waste. The findings contaminants and concerns on the Site include an aboveground storage tank associated with an oil well, methylene chloride, benzo(a)anthracene, benzo(a)pyrene, selenium, and arsenic in groundwater, as well as arsenic in surface and subsurface soils. The site is also known to contain lead in surface soils surround the former building foundations on the eastern Industrial portion of the site and potential asbestos remnants from the partially demolished manufacturing facility and debris piles. A solid waste landfill containing fiberglass, glass, and brick waste from the manufacturing production was also confirmed on the Riverside portion of the Site.

Cleanup or remediation of the surface and subsurface soils and groundwater will be needed to mitigate and reuse the site.

d. Project Goals

This project will transform the former Johns Manville Site into Spencer's Landing. The Riverside portion is planned community recreational and entertainment facility. The Eastern portion is proposed to be mixed commercial, research, light-industrial to produce jobs, and tax revenue to support the new riverfront amenities.

The proposed Spencer's Landing project (also known as the former Johns Manville property) will be redeveloped in a phased approach with community identified needs, which will address concerns brought to the attention of the City by local residents.

The 19-acre Industrial portion is planned to be redeveloped as an energy focused light industrial and research complex. Thoughtful design practices will be utilized to buffer the complex from the residential neighborhood and recreational riverfront, while also bringing jobs and prestige to the Vienna community.

The 15-acre riverfront section will be a second phase that will be reused as developed greenspace including recreation fields, a walking/running track, a community building, and river access through a river port building and open-air deck.

Finally, the 28th Street extension will connect to the nearby Grand Central Avenue and focus on intentional pedestrian and traffic controls to alleviate residential congestion and help shoppers and truck traffic travel to their destinations. All of these design plans are based upon local market studies and community feedback focusing on the needs of local citizens as well as their concerns related to potential reuse options.

The cleanup and development of the Spencer's Landing project will provide a

significant boost to the overall revitalization of the City of Vienna. This 33-acre site is in the heart of the city, sits adjacent to a residential area and the city's commercial downtown, as well as occupying prime riverfront real estate. The redevelopment includes several needed community amenities such as recreation fields, a running track, and river access. In addition, the potential creation of additional commercial and retail space, and nearby parking fits the City's market needs. The site is located nearby the Vienna Public Library and Vienna Senior Center and the redevelopment will include designed access to and from these locations.

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

The cleanup will be managed by the Voluntary Remediation Program (VRP), a West Virginia Department of Environmental Protection (WVDEP) program that encourages cleanup of contaminated sites as well as the redevelopment of abandoned and under-utilized properties. The VRP program requires that a Licensed Remediation Specialist (LRS) from West Virginia oversees the site investigation and cleanup with all reporting to be submitted and approved by the WVDEP.

b. Cleanup Standards for Contaminants

The VRPs DeMinimus cleanup standards can be found in the West Virginia Voluntary Remediation and Redevelopment Rule (60CSR3) in Table 60-3B. Risk-based cleanup standards will be generated for contaminants, in accordance with the WVDEP VRP program.

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits (*e.g.*, notify before you dig, soil transport/disposal manifests) will be obtained prior to the work commencing.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered

Based on the Phase II ESA equivalent and other assessment findings, available budget, and planned reuse, the recommended clean-up plan includes three alternatives for the Site:

Alternative #1: No Action

Alternative #2: Capping

Alternative #3: Excavation with Offsite Disposal

b. Cost Estimate of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Cleanup Alternatives and Costs

Three alternatives are considered for addressing arsenic and lead contaminated soil.

Alternative #1 – No Action

No further action. This alternative would involve no action, leaving the site in its current condition. This is not a viable alternative given the current potential for public health hazards related to contaminants.

Total = \$0.00

Alternative #2 – Capping

The entire Riverside portion of the site is approximately 17.5 acres. Of that portion, approximately 3.5 acres are covered by a former asphalt parking area. The parking area will continue to serve as parking for the new recreational area and serve as a cap/exposure barrier for that 3.5 acres. Approximately 8 acres of the Riverside portion will be redeveloped into recreational fields. These 8 acres (38,720 yd² area and 12,906 yd³ volume of soil) will be capped as described below. The remaining acreage 6.5 acres are non-impacted by the contaminants of concern or have existing barriers in place.

Capping of the exposed section of the Riverside portion of the Site with a geotextile layer and clean fill material will act as a barrier to restrict existing arsenic, lead, and contaminated soil from migrating upwards from the existing soil layer. The geotextile fabric should have an acceptable permittivity and be placed

over the existing soil and covered with clean fill. The fill material (top soil and fill) shall be placed at a minimum of 12 inches and lightly compacted. The depth needs to be sufficient to allow for wear from recreational use of playing fields and activities commonly associated with recreational and park facilities. The fill material shall be obtained from a soil borrow area acceptable and/or approved by the WVDEP. The contractor shall be responsible for ensuring that the fill material shall be free of deleterious material, contaminants of concern, and free of foreign objects. Once the fill is in place and the capping complete, restrictions on excavation will be placed and coordinated with the WVDEP to ensure that future human health is protected.

Therefore a rough cost estimate would be:

- 12,906 yd³ of Clean Fill (from within 7 miles) @\$13/ton = \$167,778.00
- 38,720 yd² of Geotextile fabric @\$0.71/sq. yard = \$27,491.20
- Mobilization/Grading/Labor = \$25,000
- Hydro seeding for capping (8 acres) = \$24,000

Total = \$244,269.20

Alternative #3 – Excavation with Offsite Disposal

Removing the existing topsoil and fill material to a depth of 12 inches and replacing it with clean fill material meeting the requirements as noted in Option 1. This option will remove all possible contaminants and solid waste to a depth of 12 inches below ground surface. The excavated soil will be disposed of properly in an approved landfill and with WVDEP guidance.

A rough cost estimate would be:

- Removing existing soil (assume 12 inches over 8 acres) @\$38/ton = \$490,428
- 12,906 yd³ of Clean Fill (from within 7 miles) @\$13/ton = \$167,778
- Mobilization/Grading/Labor = \$25,000
- Hydroseeding (8 acres) = \$24,000

Total: \$707,206

Effectiveness

Alternative #1: No Action

The No Action alternative will not be effective in controlling or preventing the exposure of receptors to contamination at the Site. It will not address or remove any site risks.

Alternative #2: Capping

The Capping alternative is an effective way to prevent recreational receptors from coming into direct contact with contaminated soils on the Riverside portion of the Site, if the cap is maintained. To mitigate the vapor intrusion risk, the capping alternative must also include installation of a vapor mitigation system if buildings are constructed on the Site in the future. In addition, an institutional control (land use restriction) would need to be prepared and approved in coordination with the WVDEP Voluntary Remediation program and recorded on the deed to prevent ground water usage on the property and provide guidance on any potential exposure pathways based on future operations on the Site.

Alternative #3: Excavation with Offsite Disposal

The Excavation with Offsite Disposal alternative is an effective way to eliminate risk at the Site, since contamination will be removed and the exposure pathways will no longer exist.

Implementability

Alternative #1: No Action

The No Action alternative requires no implementation, but is not recommended, due to its effectiveness.

Alternative #2: Capping

The Capping alternative is relatively easy to implement initially, although ongoing monitoring and maintenance of the cap will require periodic coordination and reporting with the WVDEP Voluntary Remediation Program. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. To mitigate the vapor intrusion risk, the capping alternative must also include installation of a vapor mitigation system if buildings are constructed on the Site in the future. Future owners of the Site must implement control measures using best practices based on the land use restriction on the property and in coordination with the WVDEP's Voluntary Remediation Program.

Therefore, this alternative is considered easy to implement initially, but requires on-going maintenance and oversight.

Alternative #3: Excavation with Offsite Disposal

The Excavation with Offsite Disposal alternative is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. However, ongoing monitoring and maintenance will not be required following excavation and offsite disposal.

Therefore, this alternative is considered moderately difficult to implement initially, but requires no on-going maintenance and oversight. However, it is cost prohibitive.

c. Recommended Cleanup Alternative

Alternative #2: Capping is significantly less expensive than Alternative #3 Excavation with Offsite Disposal. However, Alternative #2: Capping would require ongoing monitoring and maintenance of the cap, installation of a vapor mitigation system if buildings are constructed to mitigate vapor intrusion risks, and the implementation of land use restrictions, making it more difficult to implement than Alternative #3: Excavation with Offsite Disposal.

Based on the evaluation above, the recommended cleanup alternative is Alternative #2: Capping. It is significantly less costly of the two alternatives that will mitigate or solve risks and is relatively easy to implement.

IV Consideration of Changing Climate

A review of available climatic information was performed to evaluate whether changing climate conditions could impact the selected remedy. Information reviewed included:

☐ ☐ Temperature and Precipitation Predictions for Hancock County, WV found at http://www.usgs.gov/climate_landuse/clu_rd/apps/nccv_viewer.asp;

☐ ☐ Confronting Climate Change in the Northeast found at <http://www.epa.gov/climatechange/impacts-adaptation/northeast.html>.

Based on a review of that information, the increasing magnitude of severe storm events/rainfall intensity could cause greater than anticipated erosion of the proposed soil cover. However, the fact that the covered areas are relatively level should minimize any potential effects. In any event, the vegetative cover will be designed to prevent erosion under changing climate conditions.

Johns Manville site Clean-up Project

AREAS AFFECTED

Cities:

Vienna

Counties:

Wood

State:

West Virginia

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Vienna

* b. Employer/Taxpayer Identification Number (EIN/TIN):

55-6000261

* c. Organizational DUNS:

0431841420000

d. Address:

* Street1:

609 29th Street

Street2:

* City:

Vienna

County/Parish:

* State:

WV: West Virginia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

26105-2466

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Paul

Middle Name:

* Last Name:

Thornton

Suffix:

Title:

Development Director

Organizational Affiliation:

* Telephone Number:

304-295-6081

Fax Number:

* Email:

thorntpe@yahoo.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Areas Affected.docx

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Johns Manville Brownfield Site Clean-up

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

01

* b. Program/Project

01

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/01/2016

* b. End Date:

09/01/2019

18. Estimated Funding (\$):

* a. Federal	200,000.00
* b. Applicant	40,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	240,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 11/18/2015 .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Randall

Middle Name:

* Last Name: Rapp

Suffix:

* Title: Mayor

* Telephone Number: 304-295-6081

Fax Number:

* Email: randy.rapp@vienna-wv.com

* Signature of Authorized Representative: Paul Thornton

* Date Signed: 12/18/2015